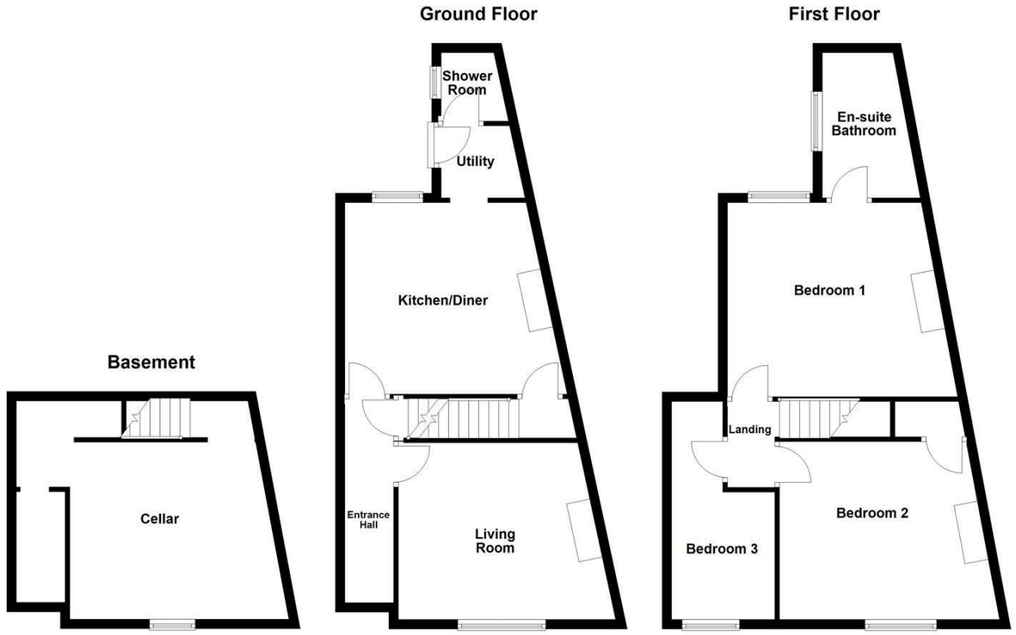
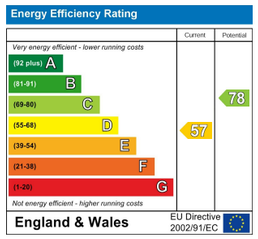


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

8 Brook Street, Altofts, WF6 2LP

For Sale Freehold £140,000

Situated in Altofts is this three bedroom mid terrace property benefiting from well proportioned accommodation and an enclosed low maintenance garden.

The property briefly comprises of the entrance hall with access down to the cellar, living room, kitchen/diner, separate utility and shower room. The first floor landing leads to three bedrooms (main bedroom with en suite bathroom). Outside to the front is on street parking. To the rear is an enclosed concrete courtyard with brick built storage outbuilding.

The property is well placed to local amenities including shops and schools. Normanton is close by with its own train station and there is great access to the M62 motorway.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, coving to the ceiling, doors through to the kitchen/diner and living room with further door providing access down to the cellar.

CELLAR
12'2" x 16'10" (max) x 2'10" (min) (3.73m x 5.14m (max) x 0.88m (min))
Single pane timber framed window to the front, base units and fitted storage cupboards.

LIVING ROOM
12'3" x 15'1" (max) x 11'11" (min) (3.75m x 4.6m (max) x 3.65m (min))
Wall mounted electric heater, central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

KITCHEN/DINER
13'3" x 14'6" (max) x 11'11" (min) (4.05m x 4.43m (max) x 3.65m (min))
Range of shaker style wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap and tiled splash back. Space for a Range style cooker with extractor hood, space and plumbing for a slimline dishwasher and space for a fridge/freezer. Coving to the ceiling, spotlights, column central heating radiator, UPVC double glazed window to the rear, door to a hallway and an opening to the utility.

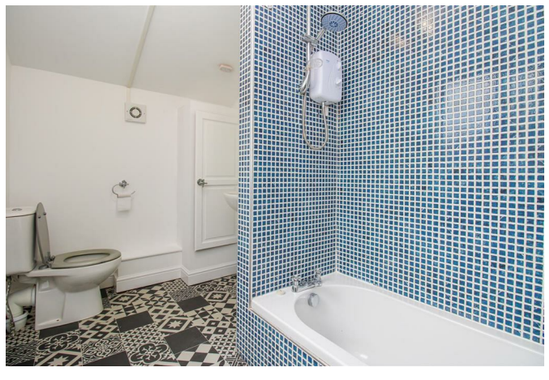
UTILITY
4'11" x 5'7" (1.5m x 1.72m)
Shaker style wall units with laminate work surface incorporating space and plumbing for a washing machine. UPVC double glazed frosted rear door, spotlights and door to the downstairs shower room.

SHOWER ROOM/W.C.
5'6" x 4'10" (1.7m x 1.48m)
Low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower and shower screen. UPVC double glazed frosted window to the rear, extractor fan, spotlights and chrome ladder style radiator.

FIRST FLOOR LANDING
Loft access and doors to three bedrooms.

BEDROOM ONE
13'3" x 15'3" (max) x 12'3" (min) (4.05m x 4.65m (max) x 3.75m (min))
Central heating radiator, coving to the ceiling, spotlights, UPVC double glazed window to the rear and door to the en suite bathroom.

EN SUITE BATHROOM/W.C.
9'11" x 5'9" (3.03m x 1.77m)
Low flush w.c., pedestal wash basin with mixer tap and bath with electric shower attachment. UPVC double glazed frosted window to the side, extractor fan and central heating radiator.



BEDROOM TWO
12'3" x 14'11" (max) x 12'1" (min) (3.75m x 4.57m (max) x 3.7m (min))
UPVC double glazed window to the front, central heating radiator and understairs storage cupboard.

BEDROOM THREE
7'1" x 15'3" (max) x 9'0" (min) (2.18m x 4.65m (max) x 2.75m (min))
Spotlights, central heating radiator and UPVC double glazed window to the front.

OUTSIDE
To the front is on street parking. To the rear is an enclosed low maintenance concrete courtyard, perfect for outdoor dining and entertaining and a brick built storage outbuilding.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.