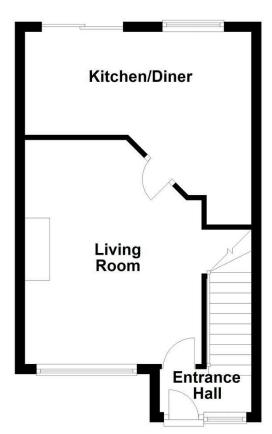
Ground Floor





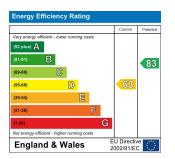
IMPORTANT NOTE TO PURCHASERS

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.

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.



WAKEFIELD 01924 291 294

OSSETT 01924 266 555

HORBURY 01924 260 022

NORMANTON 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



7 Bransdale Mews, Altofts, WF6 2SZ

For Sale Freehold £200,000

Renovated to a high standard throughout is this three bedroom semi detached property benefitting from modern kitchen, driveway parking and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, living room and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is an attractive lawned garden and driveway providing off road parking. To the rear is an enclosed garden with Indian stone paved patio area, perfect for entertaining and dining purposes, large timber shed and an attractive lawn with circular corner patio area.

Normanton is an ideal location for a range of buyers especially the first time buyer, professional couple or those looking to downsize. The property is ideally located within walking distance of shops and recreational facilities in the area with transport links such as local bus routes, its own train station and the M62 motorway is only a stones throw away from the property.

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



















ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted panel, central heating radiator, coving to the ceiling, stairs to the first floor landing and door providing access into the living room.

LIVING ROOM

11'7" x 14'8" (3.54m x 4.49m)

Coving to the ceiling, central heating radiator, laminate flooring, UPVC double glazed window overlooking the front aspect and electric fire on a granite hearth with granite matching interior and wooden decorative surround.



KITCHEN

14'9" (max) x 6'9" (min) x 11'11" (4.52m (max) x 2.06m (min) x 3.64m) Range of modern shaker style wall and base units with laminate

work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a dryer, integrated oven and grill with five ring gas hob and cooker hood. Integrated fridge/freezer, large larder pantry cupboard, matching cupboard housing the boiler, central heating radiator, coving to the ceiling, laminate tiled floor and UPVC double glazed window and a set of patio doors the rear garden.



FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, coving to the ceiling, loft access, doors to three bedrooms and house bathroom.

BEDROOM ONE 12'0" x 8'8" [3.67m x 2.65m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO 12'0" x 5'11" [3.66m x 1.81m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE 9'6" x 5'7" (2.91m x 1.71m)

Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

Modern three piece suite comprising panelled bath with centralised mixer tap and mixer shower, pedestal wash basin and low flush w.c. Extractor fan, UPVC double glazed frosted window overlooking the front elevation, laminate flooring,

chrome ladder style radiator and built in double doored storage cupboard.



OUTSIDE

To the front is an attractive lawned garden with an Indian stone paved pathway to the front door and a block paved driveway providing off road parking. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes, large timber shed and an attractive lawn with circular corner patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.