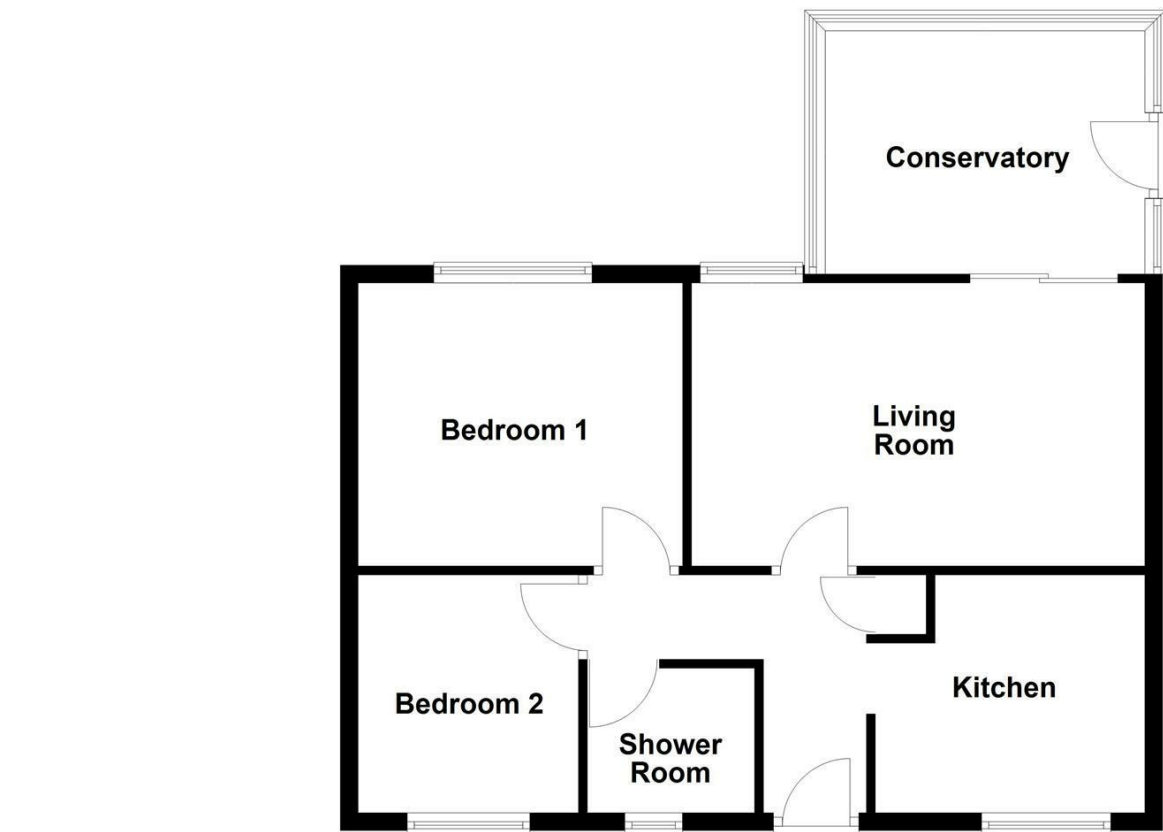


Ground Floor

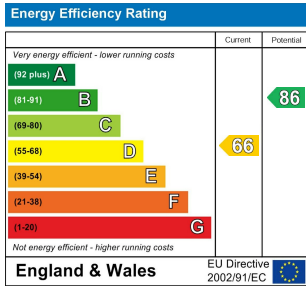


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



2 Rose Farm Approach, Altofts, WF6 2RZ

For Sale Freehold £230,000

A detached two bedroomed bungalow with a conservatory extension to the rear, situated in this popular residential area close to village facilities.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable detached bungalow is approached via a welcoming central reception hall that leads through into a well proportioned living room overlooking the back garden with sliding doors through to the conservatory. The kitchen is fitted with a good range of units with integrated cooking facilities and there are two well proportioned bedrooms, both with fitted furniture, served by the modern shower room. Outside, the property has gardens to both the front and rear, together with driveway parking leading up to a detached single garage.

The property is situated in this popular residential area close to the centre of Altofts within easy reach of a good range of local shops, schools and recreational facilities. Enviably country walks are available by the canal side with connecting footpaths through to the centre of Wakefield and Castleford. A broader amenities are available in the nearby town centre of Normanton and Castleford, both of which have their own railway stations and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

10'5" x 8'10" [max] [3.2m x 2.7m [max]]

UPVC front entrance door, central heating radiator, loft access point and built in cupboard housing the gas fired central heating boiler.

LIVING ROOM

16'8" x 10'5" [5.1m x 3.2m]

Window to the rear and sliding French doors to the conservatory. Central heating radiator and feature fireplace with marbled insert and hearth housing a living flame coal effect gas fire.



CONSERVATORY

11'9" x 8'10" [3.6m x 2.7m]

An external door to the side and taking full advantage of the views over the back garden.



KITCHEN

9'10" x 8'10" [3.0m x 2.7m]

Fitted with a good range of white fronted wall and base units with tiled splash backs and contrasting dark laminate work tops. Inset 1 1/2 bowl sink unit, four ring ceramic hob with filter hood over, built in oven and microwave. Space and plumbing for a slimline dishwasher and integrated washing machine. Window to the front.

BEDROOM ONE

12'1" x 10'5" [3.7m x 3.2m]

Window overlooking the back garden, central heating radiator and a good range of fitted furniture with double wardrobes, drawers and matching bedside units.



BEDROOM TWO

8'2" x 8'10" [2.5m x 2.7m]

Window to the front, central heating radiator and further range of fitted wardrobes, drawers and cupboards.



SHOWER ROOM/W.C.

6'2" x 5'2" [1.9m x 1.6m]

Fitted with a three piece white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Frosted window to the front, tiled walls, extractor fan and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a neat lawned garden with block paved path and driveway leading up to the detached single garage. To the rear there is a larger garden with two paved patio sitting areas, lawn and established beds and borders.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.