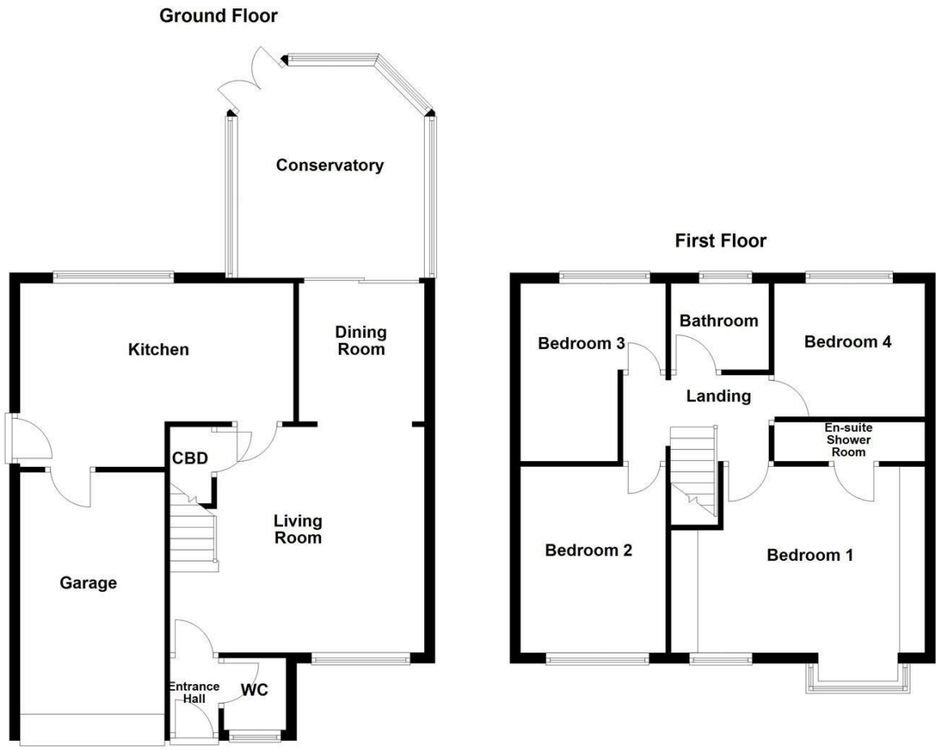
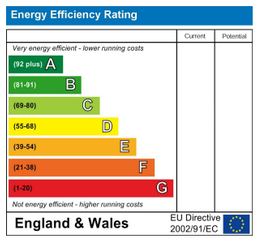


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

10 Wharfedale Drive, Altofts, WF6 2RA

For Sale Freehold £350,000

A superb opportunity to acquire this four bedroom detached family home, benefitting from ample off road parking provided by a double block paved driveway and an integral single garage with electric roller door.

The property is accessed via an entrance hall with a downstairs WC positioned off. The ground floor accommodation includes a spacious kitchen with a built in utility area formed along one wall of the garage, creating a practical and well designed space. There is a generous living room featuring a marble fireplace with living flame gas fire and decorative wooden surround, with a feature archway leading through to the dining room. Sliding patio doors open into the conservatory, providing additional reception space and views over the rear garden. To the first floor, the landing gives access to four well proportioned bedrooms and a modern three piece house bathroom. Bedroom one benefits from fitted wardrobes and an en suite shower room with electric underfloor heating. Externally, the front of the property features a double block paved driveway providing ample off road parking, alongside an attractive lawned garden with planted borders. Timber gates to either side provide access to the enclosed rear garden, which includes a paved patio area ideal for outdoor dining, overlooking a well maintained lawn. The rear garden is fully enclosed.

The property is within easy reach of local amenities and well regarded schools, and is conveniently positioned close to Normanton town centre, which offers supermarkets and a railway station. For those commuting further afield, there is direct access to the M62 motorway network.

An excellent family home offering space and practicality. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leads into the entrance hall with central heating radiator and doors to the downstairs WC and living room.

W.C.
3'10" x 4'5" (1.19m x 1.36m)
Low flush WC and wash basin with chrome mixer tap set into high gloss vanity units with chrome handles, half tiled walls, dark grey ladder style radiator and UPVC double glazed frosted window to the front elevation.

LIVING ROOM
14'0" x 15'10" (max) x 12'11" (min) (4.28m x 4.83m (max) x 3.96m (min))
Coving to the ceiling, UPVC double glazed window overlooking the front garden, central heating radiator, doors to under stairs storage and access through to the kitchen, staircase leading to the first floor and feature opening into the dining room.

DINING ROOM
8'7" x 7'10" (2.64m x 2.40m)
Coving to the ceiling and timber double glazed sliding patio doors leading through to the conservatory.

CONSERVATORY
13'3" x 11'7" (4.04m x 3.55m)
Timber double glazed windows, timber French doors to the rear garden, central heating radiator, fully tiled floor, power and light, and pitched timber double glazed roof.

KITCHEN
17'0" x 8'5" (min) x 11'5" (max) (5.19m x 2.59m (min) x 3.50m (max))
Fitted with a range of wall and base units with tiled work surfaces and upstands, 1.5 sink and drainer with mixer tap, plumbing for washing machine, integrated oven and grill with separate four ring ceramic hob, space for freestanding fridge freezer, inset spotlights, built in plate rack, UPVC double glazed window to the rear, UPVC side entrance door and timber door to the integral garage. Fully tiled floor and central heating radiator.

INTEGRAL GARAGE
17'0" x 8'9" (5.20m x 2.68m)
Electric roller door, power and light, wall mounted condensing boiler, stainless steel sink and drainer with laminate work surface and base units, and plumbing for washing machine.

FIRST FLOOR LANDING
Loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE
11'8" x 12'6" (min) x 15'11" (max) (3.57m x 3.83m (min) x 4.86m (max))
Range of fitted wardrobes, bedside cabinets and drawers, UPVC double glazed window and box window to the front elevation, coving to the ceiling and door to the en suite.

EN SUITE SHOWER ROOM/W.C.
2'5" x 9'4" (0.74m x 2.87m)
Electric underfloor heating, enclosed shower cubicle with bi-folding glass door and chrome mixer shower, wash basin set into high gloss vanity unit, low flush WC, fully tiled walls and floor, inset spotlights, extractor fan and UPVC double glazed frosted window to the front.

BEDROOM TWO
8'7" x 11'3" (2.64m x 3.45m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
8'7" (max) x 5'7" (min) x 11'8" (2.64m (max) x 1.72m (min) x 3.57m)
Laminate flooring, central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM FOUR
9'6" x 8'5" (2.92m x 2.57m)
Laminate flooring, central heating radiator and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.
5'6" x 6'0" (1.68m x 1.83m)
Modern three piece suite comprising panelled bath with chrome waterfall mixer tap and shower screen, wash basin with chrome waterfall tap set into high gloss vanity unit, low flush WC, fully tiled walls and floor, ladder style radiator, inset spotlights, extractor fan and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
Externally to the front is a double block paved driveway providing off road parking, lawned garden with planted borders, outside water point and outside light. Timber gates to either side provide access to the rear garden. The rear garden features a paved patio seating area, lawned garden and block paved pathway, fully enclosed by timber fencing with additional water point beneath the kitchen window.

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

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.