



WAKEFIELD  
01924 291 294

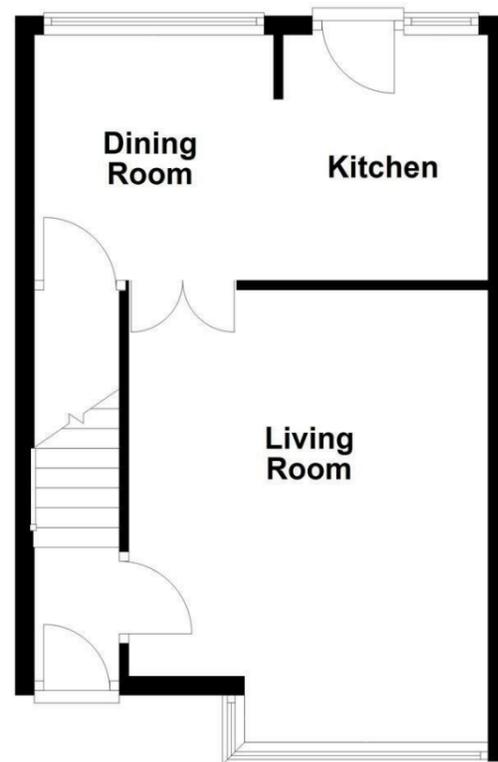
OSSETT  
01924 266 555

HORBURY  
01924 260 022

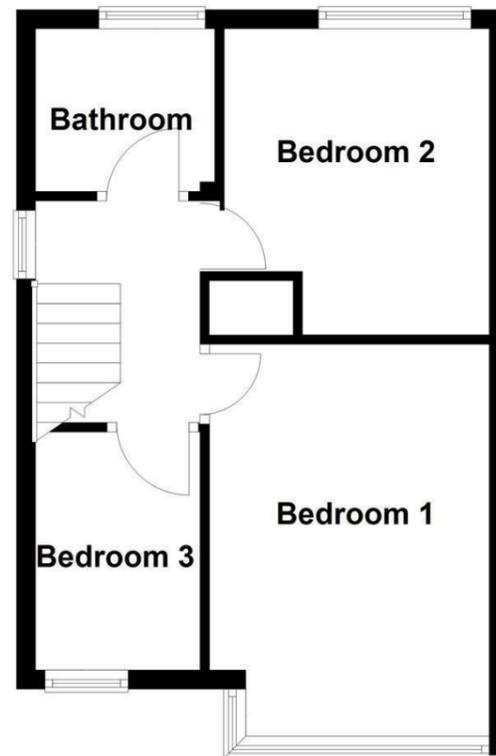
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**25 Altofts Lodge Drive, Altofts, WF6 2LB**

**For Sale Freehold £225,000**

A well proportioned three bedroom semi detached home with off street parking and a single garage, situated in this popular residential area and offering excellent scope for cosmetic updating to suit individual taste.

The property benefits from a gas fired central heating system and replacement UPVC sealed unit double glazed windows. A composite front entrance door opens into a welcoming entrance hall with central heating radiator and staircase rising to the first floor. The hallway leads through to a good sized living room featuring a square bay window to the front elevation. To the rear, there is a separate dining room open through to the adjoining kitchen, which in turn provides an external door to the rear garden. To the first floor, there are two double bedrooms and a further single bedroom, all served by the family bathroom. Externally, the property enjoys gardens to both the front and rear, together with driveway parking leading to a single garage.

The property is situated in this popular residential location in the sought after village of Altofts, which offers a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in the nearby town centres of Normanton and Castleford, both of which benefit from their own railway stations and convenient access to the national motorway network.



## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door leads into the entrance hall with central heating radiator and staircase leading to the first floor.

### LIVING ROOM

15'5" x 12'5" [4.70m x 3.80m]

Square bay window to the front elevation, double central heating radiator and feature fireplace with marble hearth housing an electric fire. Double doors lead through to the dining room.



### DINING ROOM

8'6" x 8'6" [2.60m x 2.60m]

Window overlooking the rear garden, double central heating

radiator and useful walk in under stairs cupboard. Open through to the adjoining kitchen.

### KITCHEN

8'6" x 7'2" [2.60m x 2.20m]

Window and external door to the rear, fitted with a range of wooden fronted wall and base units with laminate worktops and tiled walls, stainless steel sink unit, slot in four ring gas cooker, space for tall fridge freezer and space and plumbing for washing machine. Cupboard housing the Vaillant gas fired combination central heating boiler.



### FIRST FLOOR LANDING

Window to the side, loft access point and built in airing cupboard with small central heating radiator.

### BEDROOM ONE

11'5" x 9'10" [3.50m x 3.00m]

Window to the front elevation and central heating radiator.



### BEDROOM TWO

10'5" x 9'2" [3.20m x 2.80m]

Window overlooking the rear garden and central heating radiator.



### BEDROOM THREE

8'6" x 5'6" [2.60m x 1.70m]

Window to the front elevation and central heating radiator.



### BATHROOM/W.C.

6'2" x 5'6" [1.90m x 1.70m]

Tiled walls and fitted with a three piece suite comprising

panelled bath with electric shower over, pedestal wash basin and low flush WC, together with central heating radiator.



### OUTSIDE

Externally to the front is a neat lawned garden with planted beds and hedge boundary. A gated driveway provides off street parking and runs down the side of the house to a detached single garage. The rear garden is mainly laid to lawn with paved patio seating area and well established beds and borders.



### 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.