



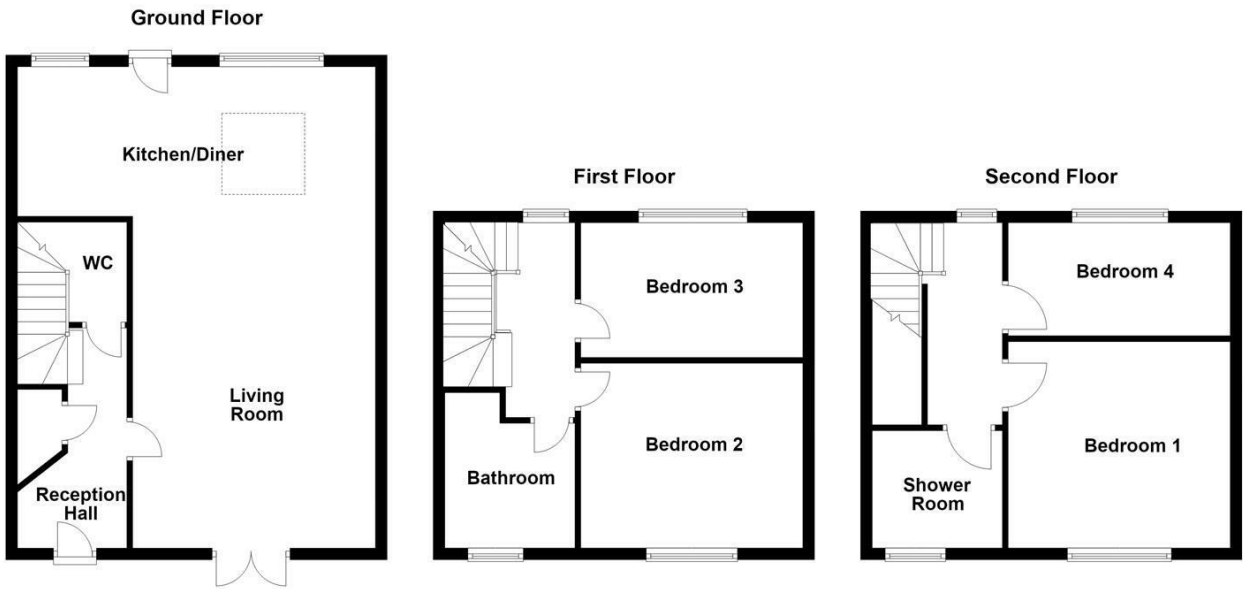
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

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01977 798 844



4 Church Grove, Altofts, WF6 2FZ

For Sale Freehold £260,000

Proudly introduced to the market is this superbly presented four bedroom, three storey mid townhouse, situated in the sought after village of Altofts. Offering spacious and versatile accommodation throughout, the property is finished to a high standard and would make an ideal turnkey home for young, growing and larger families alike.

The accommodation briefly comprises a welcoming entrance hall with useful storage and staircase to the first floor, together with access to a WC/utility room and an impressive open plan kitchen, dining and living space. The lounge area features laminate flooring and UPVC patio doors to the front elevation, while the contemporary kitchen diner is fitted with quartz work surfaces, a range of integrated appliances and provides direct access to the rear garden. The gas combination boiler is also housed within this area. To the first floor are two well proportioned bedrooms and a contemporary three piece family bathroom. The second floor provides the principal bedroom and a further fourth bedroom with useful overstairs storage, together with loft access and a spacious modern three piece shower room. Externally, the property enjoys an attractive lawned front garden with a flagged pathway leading to the entrance door and timber fencing to the boundaries. A double driveway provides ample off road parking with an electric car charging point. To the rear is an enclosed garden incorporating a gravelled area and flagged pathway, offering a practical outdoor space for relaxing and entertaining.

Altofts is a popular and well connected village, offering access to local schools, public houses and everyday amenities. Normanton railway station is within easy reach, while excellent motorway links provide convenient access to Wakefield, Leeds, Pontefract and Castleford, making the property particularly well suited to commuters.

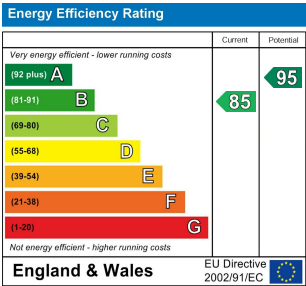
An early viewing is highly recommended to fully appreciate the space, presentation and versatility this superb family home has to offer.

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.



ACCOMMODATION

RECEPTION HALL

Composite front entrance door leading into the entrance hall. Oak effect laminate flooring, central heating radiator, staircase providing access to the first floor landing and useful full size cupboard. An opening provides access to the downstairs W.C./utility room, with further access into the open plan kitchen, dining and living space.

W.C.

6'5" x 6'0" (1.96m x 1.84m)

Space and plumbing for a washing machine together with a range of wall and base units, oak effect laminate flooring and extractor fan. Fitted with a low flush W.C. and vanity wash basin with mixer tap and tiled splashback. Chrome ladder style radiator and spotlights to the ceiling.



OPEN PLAN KITCHEN/DINER/LIVING AREA

27'5" x 10'9" (8.36m x 3.30m)

A superb open plan living space with oak effect laminate flooring and a set of UPVC patio doors opening onto the front garden. The kitchen is fitted with a modern range of wall and base units with handleless gloss fronts and quartz work surfaces over. Composite sink and drainer with mixer tap, integrated Bosch oven, four ring induction hob with extractor fan above and quartz splashback. Further integrated appliances

include a fridge freezer and dishwasher, while the gas combination boiler is housed within one of the kitchen units. UPVC double glazed windows overlook the rear elevation, together with a further UPVC roof window providing additional natural light. Central heating radiator, spotlights to the ceiling and composite rear entrance door providing access to the rear garden.



FIRST FLOOR LANDING

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Access is provided to bedrooms two and three and the house bathroom.

BEDROOM TWO

10'8" x 10'11" (3.26m x 3.33m)

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM THREE

6'11" x 10'10" (2.13m x 3.31m)

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

BATHROOM/W.C.

6'5" x 8'3" (1.96m x 2.54m)

Vinyl flooring and fitted with a vanity wash basin with mixer tap and tiled splashback, low flush W.C. and panelled bath with mixer tap and shower attachment. Fully tiled walls, frosted UPVC double glazed window overlooking the front elevation, chrome ladder style radiator, spotlights to the ceiling and extractor fan.



SECOND FLOOR LANDING

Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation, loft access and useful overstairs storage. Access is provided to bedrooms one and four and the shower room.

BEDROOM ONE

11'8" x 10'7" (3.56m x 3.24m)

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM FOUR

6'4" x 10'8" (1.95m x 3.27m)

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

SHOWER ROOM/W.C.

6'6" x 7'1" (1.99m x 2.18m)

Vinyl flooring and fitted with a vanity wash basin with mixer tap and tiled splashback, low flush W.C. and walk-in shower enclosure with rainfall shower head and separate shower attachment. Tiling extends from the shower area to the ceiling. Frosted UPVC double glazed window overlooking the front elevation, chrome ladder style radiator, spotlights to the ceiling and extractor fan.



OUTSIDE

To the front of the property is a double block paved driveway providing off road parking with an electric car charging point and raised planted borders to either side. A timber gate provides access into the front garden, where a block paved pathway leads to a set of UPVC patio doors and the composite front entrance door. To the rear is a low maintenance garden, enclosed by timber fencing and incorporating a gravelled area with paved pathway. A timber gate provides rear access.



COUNCIL TAX BAND

The council tax band for this property is C.

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.