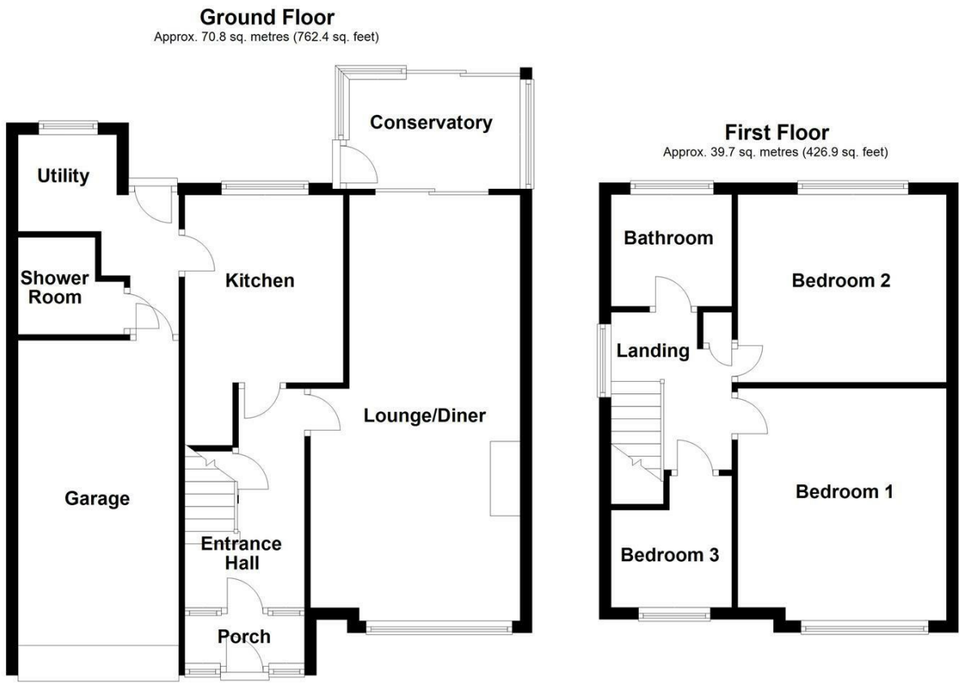


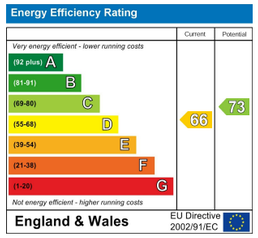
Total area: approx. 110.5 sq. metres (1189.3 sq. feet)

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.

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11 Oakwood Drive, Altofts, WF6 2NX

For Sale Freehold £250,000

A fantastic opportunity to purchase this much loved three bedroom semi detached home which benefits from off road parking, garage, modern fitted kitchen and bathroom plus the unusual added bonus of a downstairs WC and shower room and a beautifully maintained secure, enclosed rear garden with Summer House.

The property is accessed via a front porch with a UPVC entrance door leading into a spacious entrance hall. From here, doors provide access to the lounge diner, featuring a marble fireplace with a gas fire and sliding patio doors opening into the conservatory, which overlooks the rear garden. The entrance hall also benefits from an understairs storage cupboard. The modern fitted kitchen includes a breakfast bar, central heating radiator, a range of integrated appliances, and access through to the utility room. A downstairs shower room is situated adjacent, whilst internal access into the integral garage completes the ground floor accommodation. To the first floor are three well proportioned bedrooms together with a contemporary three-piece house bathroom suite. To the front of the property is an attractive lawned garden with beautifully maintained planted borders to three sides, off road parking provided by a paved driveway, in addition to an integral single garage with a manual up-and-over door, power and lighting. Externally to the rear, the property enjoys an L-shaped paved patio, a second timber decked seating area positioned in front of the timber summer house, and an attractive long garden with two manicured planted borders. The garden is fully enclosed by timber panel fencing to all three sides, offering a good degree of privacy.

Situated within the sought after village of Altofts, the property is conveniently located close to local amenities and schools, whilst also benefitting from its own supermarket and railway station. Normanton town centre is nearby, and the property offers excellent access to the M62 motorway, making it ideal for commuters travelling further afield.

Only a full internal inspection will truly reveal all that this quality home has to offer, and an early viewing is highly recommended.



ACCOMMODATION

PORCH
A UPVC double glazed frosted front entrance door leads into the porch. The porch features a fully tiled floor, two UPVC double glazed frosted panel windows to the front aspect positioned either side of the entrance door, a wall mounted light, timber cladding to the ceiling, and a solid timber door with glazed inserts leading through to the entrance hall. There are also two timber double glazed frosted panel windows positioned either side of the internal door, providing additional natural light into the entrance hall.

ENTRANCE HALL
The entrance hall benefits from coving to the ceiling, a wall light, a central heating radiator, a staircase with handrail leading to the first floor landing, and doors providing access into the lounge diner, modern fitted kitchen, and understairs storage cupboard.

LOUNGE DINER
11'5" (max) x 9'5" (min) x 22'9" (3.50m (max) x 2.89m (min) x 6.94m)
A spacious reception room with a UPVC double glazed window overlooking the front aspect, coving to the ceiling, two central heating radiators, and a living flame fitted gas fire set within a marble hearth and matching interior with wooden decorative surround. Double glazed metal sliding patio doors lead through into the conservatory.



CONSERVATORY
5'11" x 9'8" (1.81m x 2.95m)
Having a solid wooden parquet style floor, UPVC double glazed windows to three sides, UPVC double glazed sliding patio doors leading out to the rear garden, and a further UPVC double glazed door opening onto the patio area.



KITCHEN
9'8" x 8'7" (2.95m x 2.62m)
A modern fitted kitchen incorporating a breakfast bar and a range of high gloss wall and base units with contrasting work surfaces and matching upstands. There is a sink and drainer unit with drainer carved into the work surface and chrome swan neck mixer tap, a UPVC double glazed window overlooking the rear aspect, integrated oven and grill with four ring gas hob, splashback and cooker hood above, inset spotlights to the ceiling, integrated fridge with separate integrated freezer below, plinth lighting, and LED strip lighting beneath the wall units. A timber door with glazed inserts leads through to the utility room.

UTILITY ROOM
7'7" (max) x 5'4" (min) x 8'10" (2.33m (max) x 1.63m (min) x 2.70m)
Fitted with laminate flooring, a built in wine rack, and a range of wall and base units with laminate work surfaces over. There is plumbing and drainage for a slimline dishwasher and washing machine with space beneath the work surfaces, a UPVC double glazed window overlooking the rear aspect, timber cladding to the ceiling, and a wall mounted contemporary white vertical radiator. A UPVC door with frosted sunlight above leads out into the rear garden, whilst two timber doors provide access into the integral single garage and downstairs shower room.

DOWNSTAIRS SHOWER ROOM
5'2" (max) x 2'7" (min) x 5'7" (1.59m (max) x 0.81m (min) x 1.71m)
Comprising a larger-than-average shower cubicle with glass sliding door and chrome mixer shower within, fully tiled walls to both the cubicle and shower room, fully tiled flooring, low flush WC with concealed cistern, and a chrome mixer tap wash basin set into a high gloss vanity unit with cupboards below. Additional features include chrome ladder style radiator, timber cladding to the ceiling with inset spotlights, and a wall mounted extractor fan.



INTEGRAL SINGLE GARAGE
18'0" x 9'0" (5.49m x 2.75m)
Benefitting from power and lighting, a manual up-and-over door to the front, and a wall mounted boiler housed within the garage.

FIRST FLOOR LANDING
The first floor landing has coving to the ceiling, a UPVC double glazed window overlooking the side elevation, loft access, and five doors leading to the three bedrooms, house bathroom, and airing cupboard with fixed shelving within.

BEDROOM ONE
12'3" x 11'6" (3.74m x 3.51m)
Featuring two wall lights, coving to the ceiling, a central heating radiator, fitted glass-fronted wardrobes to one corner of the room, and a UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
10'4" x 11'4" (3.16m x 3.46m)
Having fitted double wardrobes, fitted drawers with storage cupboards above, coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE
7'3" (max) x 5'5" (min) x 6'9" (2.22m (max) x 1.66m (min) x 2.07m)
With coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the front elevation.

BATHROOM
5'5" x 6'9" (1.67m x 2.08m)
Comprising a modern three piece suite including a panelled bath with fully tiled surround and glass shower screen, chrome mixer tap, and separate electric shower over. There is also a low flush WC with concealed cistern and wash basin set into a laminate vanity surface with high gloss cupboards below. The bathroom further benefits from fully tiled walls and flooring, chrome ladder style radiator, inset spotlights, extractor fan, and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE
Externally to the front, the property enjoys an attractive lawned garden with planted borders to three sides and a paved driveway providing ample off road parking leading to the integral single garage. To the rear is an L-shaped paved patio area, ideal for al fresco dining, overlooking the attractive long garden with planted borders to two sides. There is also a second timber decked seating area positioned in front of the timber summer house, which benefits from glazed windows to the front and side alongside a timber entrance door. The rear garden is fully enclosed by timber panel fencing to all three sides.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The cul- de-sac is safe and quiet with a great sense of kindness and community. It welcomes all ages with open arms and my family lived there for over 60 years highlighting the great love so may of the residents have and have had for the lovely area."

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.