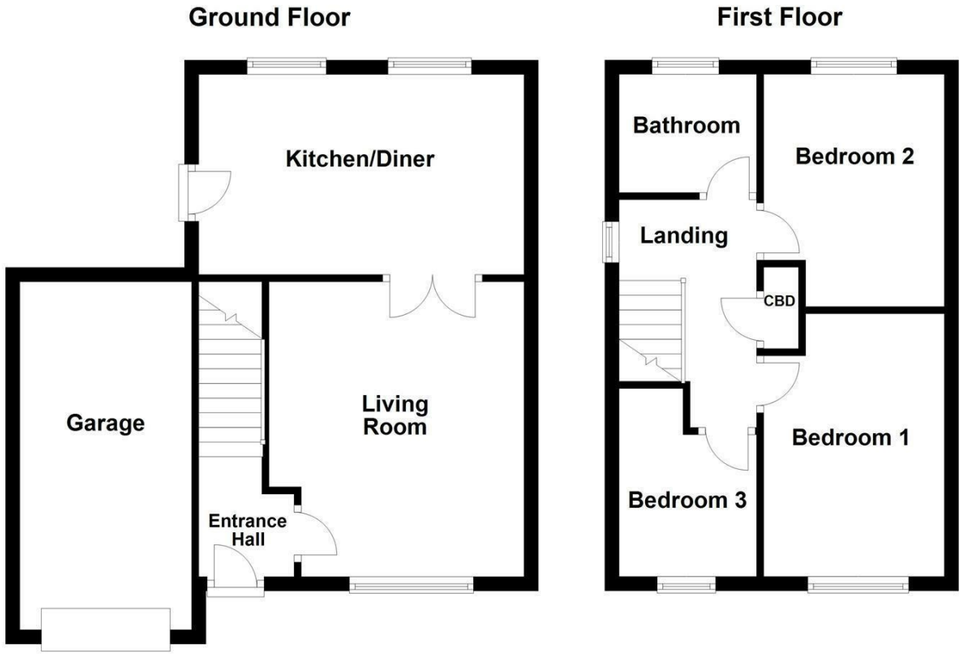
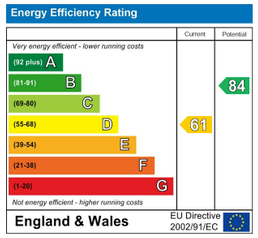




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



19 Langdale Avenue, Altofts, WF6 2SB

For Sale Freehold £247,500

Nestled in a cul-de-sac location on Langdale Avenue is this three bedroom detached home superbly presented throughout offered to the market with no onward chain and benefiting from well proportioned accommodation, ample off road parking and an attractive good size enclosed rear garden.

The accommodation briefly comprises entrance hall, living room, kitchen diner, first floor landing, three bedrooms and house bathroom/w.c. To the front of the property the garden is laid to lawn with planted bed borders and planted features. There is a paved and pebbled driveway providing off road parking for three vehicles and leading to the single attached garage with manual up and over door, power and light. To the rear there is a good size garden, mainly laid to lawn with planted bed borders and both paved and pebbled patio areas perfect for outdoor dining and entertaining purposes fully enclosed by timber fencing.

Altofts is an ideal place to purchase for a range of buyers as it is aptly placed for local amenities such as shops and schools, some of these can be found within walking distance and also in Normanton town centre. Normanton does have its own train station, which is ideal for commuters and Altofts is close by to local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. For those who look to travel further afield the M62 motorway is only a short drive from the property as well as Castleford Xscape entertainment centre, Junction 32 outlet and Pontefract race course ideal for family days out.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

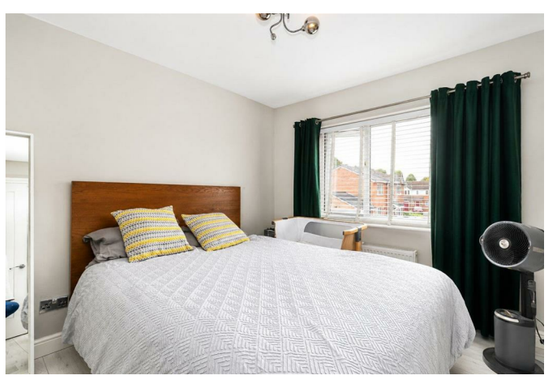
LIVING ROOM
13'6" x 11'9" (max) x 10'3" (min) (4.14m x 3.59m (max) x 3.13m (min))
Double doors to the kitchen diner, UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



KITCHEN DINER
9'2" x 15'0" (2.81m x 4.59m)
Central heating radiator, two UPVC double glazed windows to the rear, frosted UPVC double glazed door leading to the rear garden, a range of wall and base units with laminate work surface over, sink and drainer with mixer tap, laminate splashback, space and plumbing for a washing machine, integrated fridge freezer, integrated slimline dishwasher, integrated oven and four ring gas hob with extractor hood and partial Pyrex splashback. Breakfast bar with laminate work surface over.

FIRST FLOOR LANDING
Loft access, frosted UPVC double glazed window to the side, doors to bedrooms and house bathroom/w.c. Storage cupboard.

BEDROOM ONE
8'9" x 12'2" (max) x 9'10" (min) (2.69m x 3.73m (max) x 3.01m (min))
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO
8'9" x 10'7" (max) x 8'5" (min) (2.69m x 3.24m (max) x 2.58m (min))
Decorative panelling to one wall, central heating radiator, UPVC double glazed window to the rear, coving to the ceiling.



BEDROOM THREE
6'5" x 6'0" (max) x 2'11" (min) (1.97m x 1.84m (max) x 0.9m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator. Bulkhead ideal for storage.



BATHROOM
5'4" x 6'0" (1.65m x 1.84m)
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., wash basin built into storage unit with storage below and mixer tap. Bath with mixer tap, overhead shower and shower head attachment, glass shower head attachment. Fully tiled. LED mirror.



OUTSIDE
To the front the garden is laid to lawn with planted bed borders, planted features, paved and pebbled driveway providing off road parking for three vehicles leading to the single attached garage with up and over door, power and light. The rear garden is mainly laid to lawn with planted features, both pebbled and block paved patio areas perfect for outdoor dining and entertaining purposes and the garden is enclosed by timber fencing.



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.