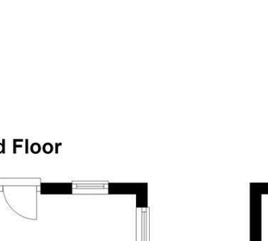


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 York Street, Altofts, WF6 2LR

For Sale Freehold £120,000

Proudly introduced to the market is this well presented two bedroom terraced home, situated in the sought after village of Altofts. Offering well proportioned accommodation throughout, the property is ideally suited to first time buyers, young families or investors and is offered for sale with vacant possession and no onward chain.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the spacious living room, which features laminate flooring and access to the cellar. The living room leads through to the dining kitchen, fitted with a range of wall and base units and also finished with laminate flooring, with access provided to the rear of the property. To the first floor are two bedrooms, including a generous double bedroom and a further single bedroom with fitted wardrobes, together with a three piece family bathroom.

Altofts is a popular and convenient location, with a wide range of local amenities including primary schools, shops, pharmacies and everyday services all within easy reach.

Offered for sale with no onward chain and vacant possession, an early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall. Oak effect laminate flooring, staircase providing access to the first floor landing and access into the lounge.

LOUNGE
11'8" x 12'7" (3.56m x 3.86m)
UPVC double glazed window overlooking the front elevation, central heating radiator and oak effect laminate flooring. Useful understairs storage provides access down to the cellar.



CELLAR
Currently utilised for storage.

DINING KITCHEN
12'10" x 12'10" (3.92m x 3.92m)
Oak effect laminate flooring, central heating radiator and fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood above and tiled splashbacks. Space and plumbing for a washing machine and dishwasher. UPVC double glazed windows overlooking the side and rear elevations, together with a UPVC door providing access to the rear garden.

FIRST FLOOR LANDING
Carpeted staircase and landing, with access to two bedrooms and the house bathroom.

BEDROOM ONE
13'4" x 13'1" (4.07m x 4.00m)
Carpeted flooring, central heating radiator, UPVC double glazed windows overlooking the side elevation and loft access.



BEDROOM TWO
7'0" x 11'9" (2.14m x 3.60m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and fitted wardrobes.



BATHROOM/W.C.
7'1" x 9'6" (2.17m x 2.90m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, electric shower over and separate shower attachment. Part tiled walls extending around the bath to ceiling height, central heating radiator and frosted UPVC double glazed window overlooking the front elevation.



OUTSIDE
To the rear is access to a communal garden area shared with neighbouring properties.

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

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.