Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



43 Station Road, Altofts, WF6 2NE

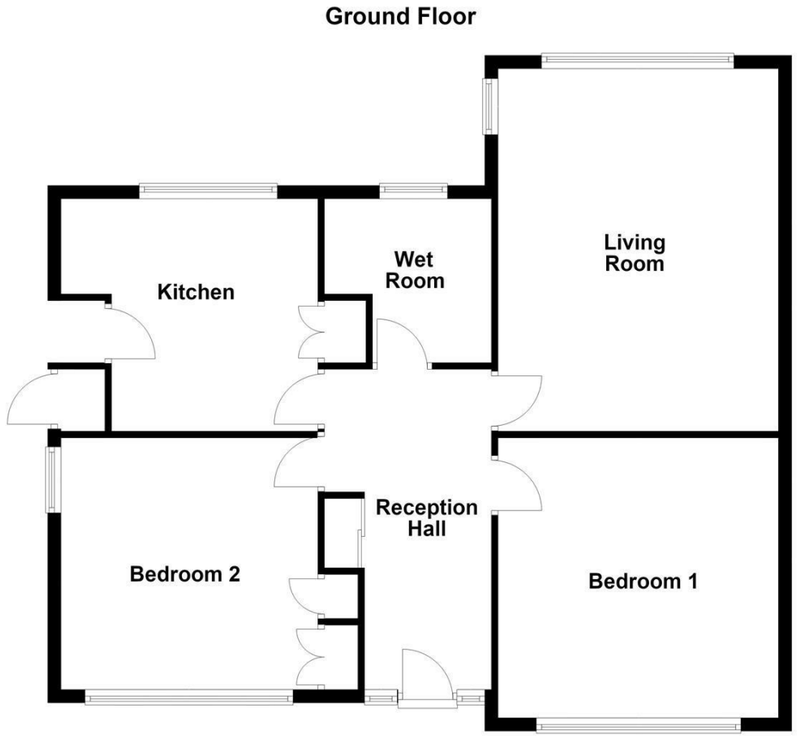
For Sale Freehold £300,000

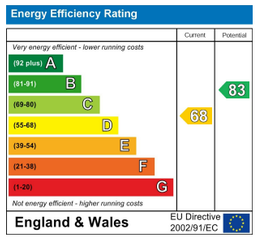
A deceptively spacious and grandly proportioned two double bedroom detached bungalow, occupying a generous plot in this central position within easy reach of local facilities.

Benefitting from gas fired central heating and predominantly sealed unit double glazed windows, the property is approached via an entrance porch and central reception hall, which in turn provides access to the principal accommodation. The particularly spacious living room overlooks the rear garden, while the kitchen is fitted with a broad range of wood effect units and also enjoys a pleasant outlook over the garden. To the front of the property are two unusually well proportioned double bedrooms, served by a modern fitted wet room. Externally, the property enjoys generous gardens to both the front and rear, together with a gated driveway providing off road parking and access to a detached single garage. The rear garden is especially impressive, offering a lovely open aspect and mature planting.

The property is situated in this sought after village within easy reach of a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in nearby Normanton, which also benefits from its own railway station and convenient access to the national motorway network.

Only a full internal inspection will truly reveal the space and potential this substantial detached bungalow has to offer. An early viewing is highly recommended.





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

ENTRANCE PORCH
Open entrance porch with inner door leading into the reception hall.

RECEPTION HALL
15'5" x 6'2" (4.70m x 1.90m)
Single glazed front entrance door with glazed side screens. Central heating radiator and useful built-in cloaks cupboard with storage cupboard above.



LIVING ROOM
18'0" x 14'1" (5.50m x 4.30m)
A grandly proportioned reception room with a large window overlooking the rear garden and an additional window to the side elevation. Double central heating radiator.



KITCHEN
11'5" x 10'2" (3.50m x 3.10m)
Fitted with a broad range of wood effect wall and base units with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, stainless steel four ring gas hob with extractor hood above and built-in oven. Space and plumbing for a washing machine and dishwasher, together with integrated fridge and freezer. Matching cupboard housing the Vaillant gas fired combination central heating boiler. External door to the side and window overlooking the rear garden.

BEDROOM ONE
14'1" x 13'9" (4.30m x 4.20m)
Window overlooking the front elevation and central heating radiator.



BEDROOM TWO
12'9" x 12'5" (3.90m x 3.80m)
Window overlooking the front elevation with an additional window to the side. Central heating radiator and two built-in wardrobes.



WET ROOM
8'6" x 6'2" (2.60m x 1.90m)
Frosted window overlooking the rear elevation. Tiled walls and fitted with a three piece suite comprising wet room style shower with Mira electric shower, pedestal wash basin and low flush W.C. Two chrome ladder style heated towel radiators and extractor fan.



OUTSIDE
To the front is an expansive lawned garden with mature planted borders. A gated driveway provides off road parking and leads to a detached single garage. Immediately to the rear of the property is a paved patio seating area. Beyond is a particularly generous lawned garden enjoying a pleasant open aspect, with mature trees positioned towards the far boundary.



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

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.