

GARAGE

17' 10" x 8' 3" (5.44m x 2.52m)

Fixed shelving, wall mounted storage, single glazed window to the side and rear access door to the workshop.

WORKSHOP

29' 11" (9.12m)

Solar panels which are fully owned, not leased.

WORKSHOP

29' 11" x 11' 4" (9.12m x 3.46m)

Solar panels which are fully owned, not leased. A range of work benches, wall mounted storage units, extractor fan and double doors leading into the garden with windows to either side. Power, light and fixed shelving.

DIRECTIONS

From our Normanton office turn right onto Altofts Road, continue onto Station Road, at the roundabout take the third exit onto Lee Brigg, continue onto High Green Road, at the end of the road turn right onto Church Road, turn right onto Priory Close then right onto The Crescent and the property can be found at the end of the road indicated by our for sale board.

PLEASE NOTE

This property is located in an area which may be affected by the proposed Phase Two of the high speed rail network link known as HS2.

A map showing the proposed route is available from our Normanton office.

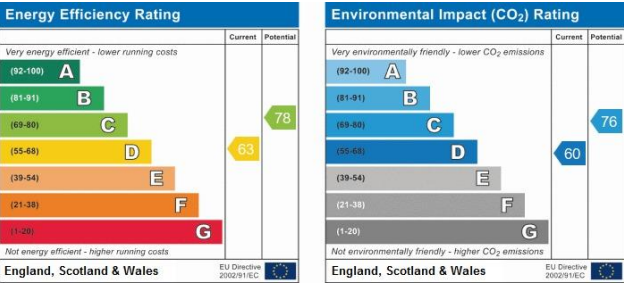
Full details are available online by visiting the HS2 portal at <http://www.hs2.org.uk>

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 five local offices.



LAYOUT PLANS

These floor plans are available to view online at [www.richardkendall.co.uk](http://www.richardkendall.co.uk)

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you\*. Contact Vince Hickman on 01924 339572 or contact [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or Sharon Dorsett on 01924 266555 [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk), [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

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57 The Crescent, Altofts, WF6 2QF

For Sale Freehold £185,000

**\*\*REDUCED FOR QUICK SALE\*\*NO CHAIN\*\*.** Enjoying a corner plot in a cul-de-sac position is this deceptively spacious and well presented three bedroom dormer bungalow with an extended dining kitchen at the rear.

The accommodation comprises of entrance hall, modern bathroom, living room with cast iron multi-fuel fire, superb modern fitted kitchen/diner/sun room with French doors to the rear garden, two double bedrooms and staircase leading to a further bedroom on the first floor. Outside there is a raised timber decked patio area, perfect for entertaining and dining purposes with lighting, pleasant lawned section and useful outhouse currently utilised as a gym. A single garage with swing doors and workshop to the rear. A block paved driveway to the front provides ample off street parking with gated access.

Superbly located for local amenities to include infant and junior schools, within easy reach of Normanton town centre, approximately one mile to junction 31 of the M62 motorway and approximately three miles to Wakefield city centre. Excellent rail links are located nearby for those looking to commute.

Only a full internal inspection will reveal all that is on offer at this quality home, all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home







## ACCOMMODATION

### ENTRANCE HALL

Solid wood door leading into the entrance hall. Solid wood flooring, dado rail, staircase to the first floor landing, loft access, central heating radiator and doors leading to the bathroom, kitchen/diner, living room and two bedrooms.

### BEDROOM TWO

*10' 10" x 8' 10" (3.31m x 2.70m)*

Coving to the ceiling, walk-in bay window to the front, central heating radiator, T.V. point, laminate flooring, part timber clad walls and built in wardrobe with sliding doors.



### BEDROOM THREE

*8' 7" x 8' 7" (2.62m x 2.64m) max*

Dado rail, central heating radiator, UPVC double glazed window to the front, T.V. point, laminate flooring and coving to the ceiling.

### BATHROOM/W.C.

*5' 6" x 6' 1" (1.70m x 1.86m)*

Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and a ceramic wash basin built in to a vanity unit with high gloss work surface. Chrome ladder style radiator, fully tiled walls, UPVC clad ceiling with inset spotlights, UPVC double glazed frosted window to the side and fully tiled floor.



## LIVING ROOM

*10' 10" x 14' 5" (3.32m x 4.40m)*

Ceiling rose, coving to the ceiling, picture rail, UPVC double glazed window looking into the kitchen/diner, solid wood flooring, central heating radiator and a cast iron multi-fuel burner on a stone hearth with brick surround and wooden mantle. Two wall lights.



## KITCHEN/DINER/SUN ROOM

*19' 5" x 20' 4" (5.94m x 6.21m) max*

A range of wall and base units with solid wooden work surface over and wooden splash back, porcelain sink, space for a tall fridge/freezer, integrated dishwasher, integrated washing machine, space for a Range cooker with tiled splash back, display cabinets, three wall lights, contemporary central heating radiator, coving to the ceiling, laminate flooring, T.V. point, storage cupboards, breakfast bar area, UPVC double glazed French doors leading to the rear garden, two UPVC double glazed windows to the rear and UPVC double glazed bay window to the side.



## FIRST FLOOR LANDING

Door leading to the master bedroom and access to eaves storage and the fully boarded loft with light. Dado rail.

## MASTER BEDROOM

*12' 3" x 10' 7" (3.75m x 3.25m)*

UPVC double glazed window to the rear elevation, laminate flooring and central heating radiator.



## OUTSIDE

To the front of the property there is a spacious block paved driveway with gates access providing ample off street parking. There is a single detached garage with swing doors and workshop at the rear. The rear garden incorporates a timber decked patio area with lighting perfect for entertaining purposes, pleasant lawned section, water point, power point and outhouse currently used as a gym.



## GYM OUTHOUSE

*16' 0" x 7' 8" (4.89m x 2.34m) max*

Single glazed Velux-style window, power, T.V. point and lighting.