



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.

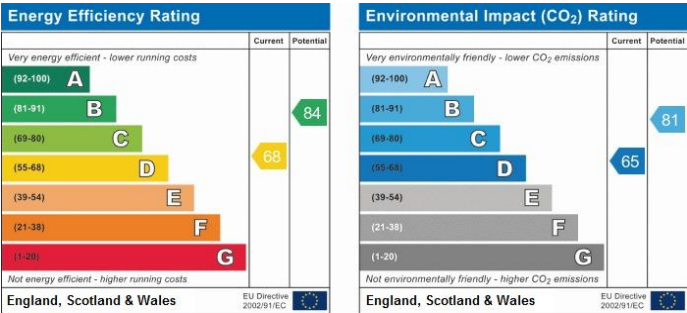
Full details are available online by visiting the HS2 portal at <http://www.hs2.org.uk>

VIEWINGS

To view please contact our Normanton office on 01924 899870 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on www.richardkendall.co.uk



LAYOUT 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.



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.

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 or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, 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 Homes and Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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9 Bransdale Mews, Altofts, WF6 2SZ

For Sale Freehold £229,950

Enjoying an attractive cul-de-sac setting and boasting off road parking for several vehicles, as well as an attached garage and workshop area, this detached family home comprises an L-shaped entrance hallway, large lounge, separate dining room, modern kitchen with integrated appliances and a superb full width conservatory with interconnecting door to the garage. Located off the first floor landing there are four generous bedrooms, the master with en suite shower room, in addition to a superb house bathroom with Villeroy and Boch sink and W.C.

There is an attractive enclosed garden at the rear offering a high degree of privacy, UPVC double glazing throughout installed in 2014 and modern gas central heating system. Internal viewing comes highly recommended.



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

A spacious L-shaped entrance hallway with a UPVC door to the side, spindle balustrade staircase leading to the first floor landing with a useful under stairs storage cupboard. Further doors lead off to the lounge, dining room, kitchen and downstairs cloakroom/w.c. Solid oak flooring extending through into the downstairs w.c. Coving to the ceiling and central heating radiator.

LOUNGE

18' 0" x 13' 0" (5.51m x 3.98m) max, into bay

A spacious living room with a large walk in UPVC double glazed window to the front and further arched UPVC double glazed window. Glazed double doors open into the entrance hall, coving to the ceiling, living flame gas fire within an Adam-style surround with marble hearth and interior. Two central heating radiators.



DOWNSTAIRS CLOAKROOM/W.C.

UPVC double glazed window to the side and fitted with a two piece cloakroom suite comprising of low flush w.c. and pedestal wash basin with chrome mono-block mixer tap. Solid oak flooring, coving to the ceiling and central heating radiator.

DINING ROOM

8' 7" x 10' 6" (2.64m x 3.22m)

A sliding double glazed patio door opens onto the conservatory at the rear. Coving to the ceiling and dado rail below. Central heating radiator.



KITCHEN

13' 3" x 8' 11" (4.06m x 2.72m)

A recently installed modern fitted kitchen with a range of contrasting black and white high gloss base and wall height units, square edge laminate work surfaces and brick patterned

tiled splash backs. Inset 1 1/2 bowl sink and drainer unit with swan-neck mixer tap and an integrated Neff five ring gas hob with central wok burner and ceramic base, glass and stainless steel filter hood above, integrated Neff double oven and microwave, integrated Hotpoint dishwasher and automatic washing machine, tiled effect flooring and coving to the ceiling.



CONSERVATORY

10' 1" x 18' 8" (3.08m x 5.71m)

UPVC double glazed with French doors opening onto the rear garden, tile finish flooring, two wall mounted electric heaters and one wall light point.

GARAGE

7' 10" x 15' 0" (2.39m x 4.59m)

Opening through into a further workshop area measuring 3.14m x 2.39m. UPVC double glazed window to the rear of the workshop area, up and over door to the front, power and lighting.

FIRST FLOOR LANDING

L-shaped landing with a UPVC double glazed window to the side, loft access point and airing cupboard housing the hot water cylinder.

BEDROOM ONE

13' 9" x 9' 5" (4.20m x 2.89m) into bay and from the fitted wardrobes

A spacious master bedroom with a walk-in UPVC double glazed window to the front, mirror fronted fitted wardrobes to one wall and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

Modern white suite comprising low flush w.c, wash basin with chrome mixer tap and vanity unit, corner shower enclosure, fully tiled walls, heated towel radiator.

BEDROOM TWO

8' 10" x 10' 7" (2.71m x 3.24m)

UPVC double glazed window, coving to the ceiling and central heating radiator.



BEDROOM THREE

10' 9" x 6' 5" (3.29m x 1.96m)

UPVC double glazed window, coving to the ceiling and central heating radiator.

BEDROOM FOUR

8' 11" x 6' 6" (2.74m x 1.99m)

UPVC double glazed window and central heating radiator.

HOUSE BATHROOM/W.C.

Fitted with a quality suite comprising Villeroy and Boch close coupled low flush w.c, Villeroy and Boch wash basin with chrome mixer tap and a Carronite rectangular panelled bath with chrome mixer tap. Complementary tiling to the walls with contrasting tiled floor, panel and border, coving to the ceiling and a heated towel radiator.



OUTSIDE

The property has a large driveway and hard standing area to the front providing off road parking for several vehicles. The driveway leads to a large single garage with workshop area beyond. At the rear of the property there is an enclosed private garden with concrete post and fence panel surrounds, lawn, paved patio and useful garden store.