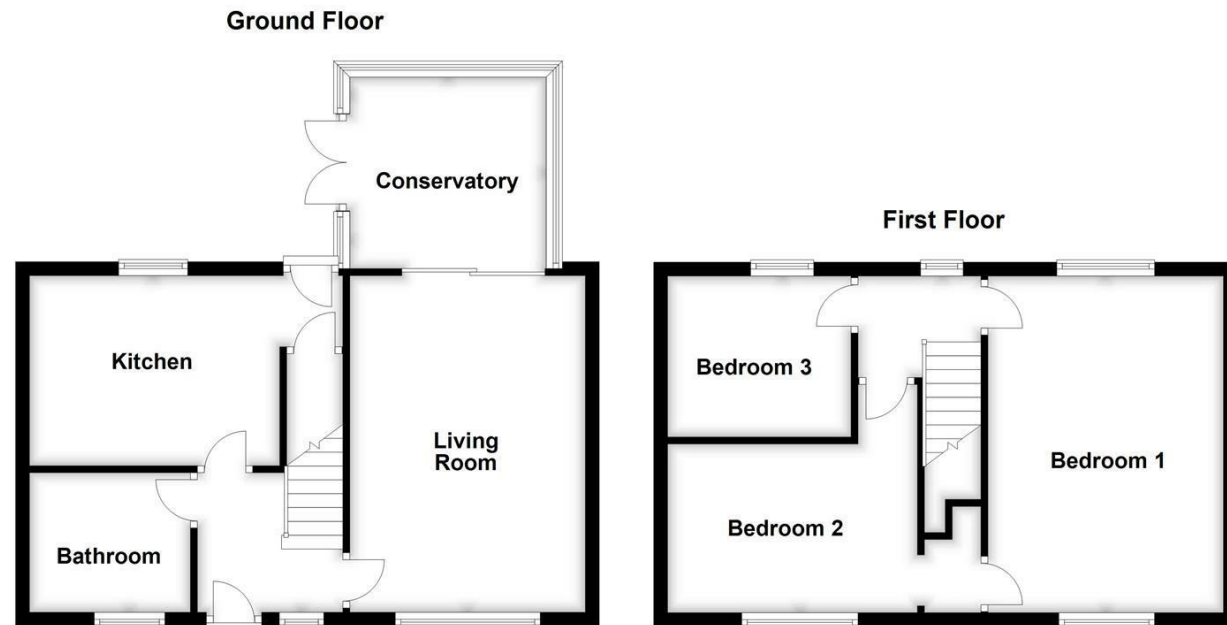




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



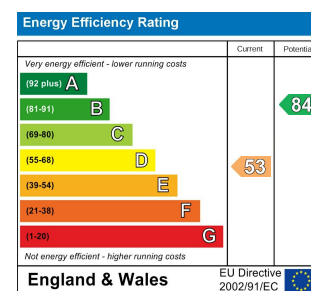
**21 Hanby Avenue, Altofts, WF6 2JL**  
**For Sale Freehold Offers Over £200,000**

A deceptively spacious three bedroom semi detached house that has been recently renovated and finished to a lovely standard with a conservatory extension to the rear, as well as good size gardens with views at the rear over school playing fields and beyond.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and well presented family home is accessed via a welcoming reception hall that leads through into a good size living room that has sliding patio doors through to a conservatory overlooking the rear garden and further afield. The kitchen is fitted to a good standard with a broad range of units and integrated cooking facilities. The house bathroom has been refitted with a modern white and chrome three piece suite. To the first floor there are three good size bedrooms. Outside, the property has driveway parking as well as a good size lawned garden to the front, whilst round to the rear there is large garden with paved patio seating areas, lawns and a further decked sitting areas as well as a wooden shed.

The property is situated in this well regarded cul-de-sac within easy reach of a good range of local shops, schools and recreational facilities. in the centre of Altofts. A broader range of amenities are available in the nearby town centres of Normanton and Castleford, both of which have railway stations and ready access to the national motorway network.

Offered to the market with no chain, a viewing comes highly recommended.



**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.

**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





## ACCOMMODATION

### RECEPTION HALL

UPVC front entrance door, frosted window to the front, central heating radiator, stairs to the first floor.

### LIVING ROOM

16'0" x 11'1" [4.9m x 3.4m]

Well proportioned room with a window to the front and sliding patio doors to the conservatory to the rear. Two double central heating radiators and a feature fireplace with a modern wooden surround housing a marble hearth with pebble effect electric fire.



### CONSERVATORY

9'6" x 9'2" [2.9m x 2.8m]

French doors out to the block paved seating area and views over the rear garden and beyond.



### KITCHEN

11'9" x 8'10" [3.6m x 2.7m]

Fitted with a broad range of white fronted wall and base units with contrasting laminate worktops and brick set tiled splashback, inset stainless steel sink unit, four ring stainless steel gas hob with filter hood over, built in double oven, space and plumbing for a washing machine and space for a tall fridge freezer.

Matching breakfast bar and contemporary vertical style central heating radiator. UPVC external door and window to the rear and useful understairs store.

### BATHROOM/W.C.

7'6" x 5'6" [2.3m x 1.7m]

Refitted to a lovely standard with modern white and chrome suite comprising panelled bath with shower over, wall mounted wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan. Frosted window to the front.



### FIRST FLOOR LANDING

Window overlooking the rear garden views to the rear.

### BEDROOM ONE

16'0" x 11'1" [4.9m x 3.4m]

Double central heating radiator. Connecting doorway with inner lobby through to bedroom two. Dual aspect with windows to the front and rear,



### BEDROOM TWO

12'1" x 7'10" [3.7m x 2.4m]

Double central heating radiator and window to the front.

### BEDROOM THREE

8'10" x 7'6" [2.7m x 2.3m]

Double central heating radiator and window overlooking the rear garden and beyond.

### OUTSIDE

To the front, the property has a gated block paved driveway providing ample off street parking as well as a lawned garden with boundary fencing. To the rear of the house there is a larger garden with a block paved patio seating areas with outside tap and steps that lead down to a good size lawned garden, beyond which is a further decked sitting area as well as a useful wooden shed with open views overlooking the fields beyond.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.