



Clayton Place, Altofts, West Yorkshire

South facing garden | Large and modern open plan dining kitchen (2 years old) | Detached garage | New Combi boiler (1 year) | New windows replaced five years ago | Valid electrical safety certificate | Fascias and guttering upgraded five years ago | Brand new doors

3 Bedroom Detached House | Asking Price: **£269,995**

Rosedale
& Jones 

Clayton Place, Altofts, West Yorkshire

DESCRIPTION

A modern and spacious open plan dining kitchen, detached garage and a large rear garden. Immaculately presented throughout and heavily upgraded in the last five years.

Key Features

- South facing garden
- Large and modern open plan dining kitchen (2 years old)
- Detached garage
- New Combi boiler (1 year)
- New windows replaced five years ago
- Valid electrical safety certificate
- Fascias and guttering upgraded five years ago
- Brand new doors



LOCATION

Situated within a quiet residential estate and located in the popular village of Altofts, this property offers plenty to prospective buyers. The commuter links could not be much better with the M62, M1 and A1 motorways on your doorstep and Normanton/Castleford railway stations are easily accessible. The local amenities are also impressive, with pretty much anything that you could require being readily available. Notably, there are also several rural trails nearby, such as the Aire and Calder Canal walkway, which links into a multitude of different routes running into both Wakefield and Leeds.

EXTERIOR

Front

Low maintenance, with off street parking for up to three vehicles via the driveway and detached garage to the rear.

Rear

A wonderful landscaped South facing garden with a large entertainment area which catches the sun very well. The garden is enclosed on all sides so is ideal for pets or children and there is a generous grass lawn which is decorated with floral plantations.

INTERIOR - Ground Floor

Entrance Hall

Space for coats and shoes. Double Glazed exterior composite door to the front aspect.

Living Room

4.00m x 3.57m

A beautifully presented and spacious room, large enough to support a range of furniture choices. Premium standard Central Heated radiator and a Double Glazed bay window to the front aspect.

Dining Kitchen

4.52m x 3.59m

The kitchen is open plan by design and extremely generous when it comes to floor space, a highly desirable and increasingly popular feature of any modern family home. Features include: A central Island which can seat up to eight people, premium quality hardwood flooring and a pantry. Supported appliances include: a fitted electric oven, four gas 'ring' hobs, an integrated dishwasher and a washing machine. there is also space for an American style fridge freezer. Double Glazed windows and patio doors to the rear aspect and a premium standard Central Heated radiator. Double Glazed composite door to the side aspect.

INTERIOR - First Floor

Landing

Well presented, with loft access.

Bedroom One

4.51m x 3.28m

Comfortably large enough to accommodate a King-size bed and associated furniture, as required. Decorative panelling and a dressing area. Central Heated radiator and two Double Glazed windows to the front elevation.

Bathroom

A contemporary fully tiled bathroom installation. Features include: a w/c, a wash basin with fitted storage underneath and a bathtub with standing shower/glass water guard. Central Heated 'chrome' towel rack and 'frosted' Double Glazed windows to the side elevation.

Bedroom Two

2.86m x 2.37m

Large enough to support a double bed and associated furniture. A Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Three

2.87m x 2.09

Large enough for a single bed. Ideal as a child's bedroom, a nursery or a home office. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

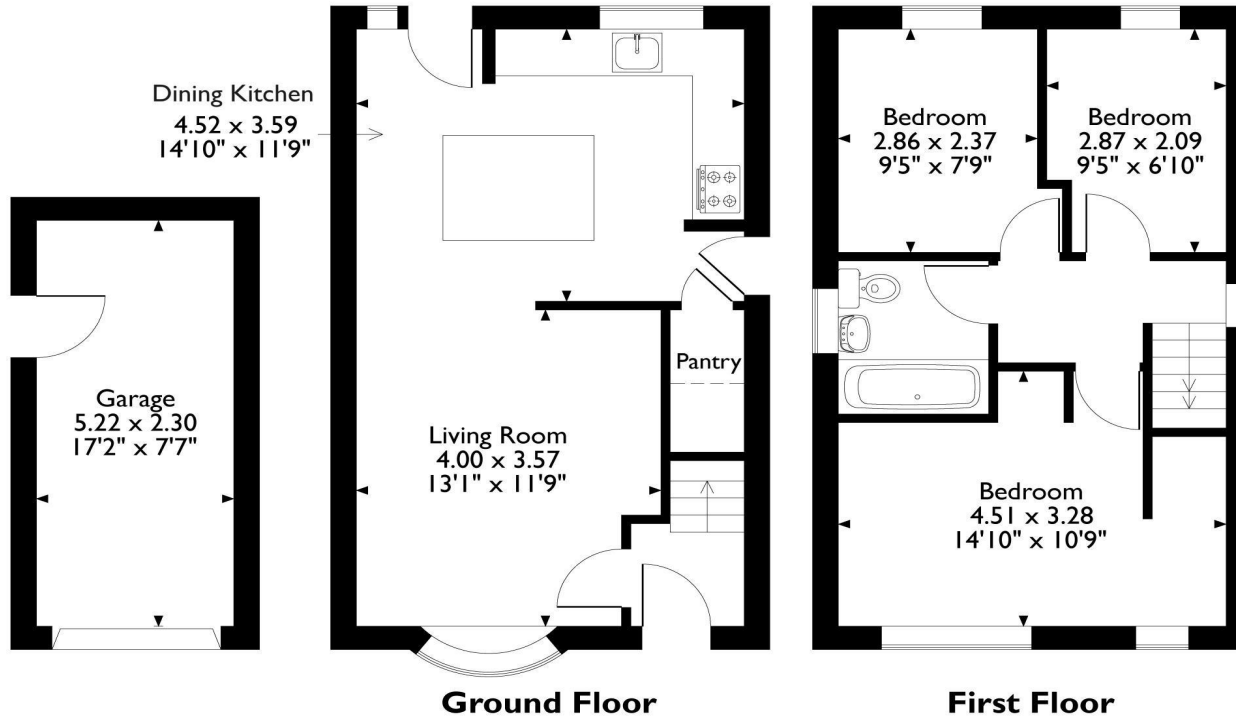
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Clayton Place, Normanton
 Approximate Gross Internal Area
 Main House = 70 Sq M/754 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 82 Sq M/883 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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