

**89 Altofts Lodge Drive,
Altofts, WF6 2LD**



- # Three Bedroom Semi Detached House in popular location
- # Requires some modernisation and updating
- # Gas central heating and UPVC double glazing
- # Ground Floor includes Lounge & separate Dining Area
- # Gardens to both front and rear
- # Driveway and attached single garage
- # Energy Performance Rating E

GUIDE PRICE

£169,750

89 Altofts Lodge Drive, Altofts, WF6 2LD - July 2023

DESCRIPTION

Situated within a popular location this Semi Detached Property requires some modernisation to the interior. Having gas fired central heating and UPVC double glazing, the ground floor to the property includes a lounge, separate dining area and kitchen together with rear entrance porch and to the first floor there are three bedrooms and the bathroom contains a shower over the bath. Outside, there are gardens to both the front and rear and a driveway to the front provides access up to a single attached garage.

The Accommodation comprises: -

FRONT ENTRANCE HALL with double panel central heating radiator.

LOUNGE: - 15ft 6in x 12ft 4in (4.78m x 3.74m) into the front bay with polished wood fire surround and gas fire on a tiled hearth, double panel central heating radiator. French doors open into: -

DINING AREA: - 8ft 4in x 8ft 4in (2.5m x 2.5m) with central heating radiator and useful storage cupboard under the stairs.

KITCHEN: - 8ft 4in x 6ft (2.55m x 1.85m) with some base and wall mounted cupboard/drawer units and worktops. Stainless steel sink unit and gas cooker point and a central heating radiator.

REAR ENTRANCE PORCH: - 6ft 8in x 5ft 4in (2.04m x 1.64m)

Staircase Leads to: -

FIRST FLOOR

LANDING with storage cupboard and access to roof space.

FRONT BEDROOM No. 1: - 13ft 9in x 9ft 6in (4.21m x 2.91m) into the front bay and with a central heating radiator.

REAR BEDROOM No. 2: - 10ft 4in x 9ft 1in (3.17m x 2.78m) overall with a central heating radiator.

FRONT BEDROOM No. 3: - 8ft 5in x 5ft 8in (2.58m x 1.74m) with central heating radiator.

BATHROOM: - contains a white 3-piece suite that includes a rectangular panelled bath with a Triton electric shower above, wash basin and a low flush w.c. Tiling to walls and a central heating radiator.

OUTSIDE

There is a garden area to the front and a driveway that leads up to a single attached garage and there is a good size enclosed garden to the rear with patio and lawns.

SERVICES

All Mains Services are assumed to be connected, and gas central heating is installed.

TENURE

Title Deeds are not checked but it is assumed that the property is freehold and sold with the benefit of vacant possession.

COUNCIL TAX BAND

Wakefield MDC - B

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.







NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property