



WAKEFIELD
01924 291 294

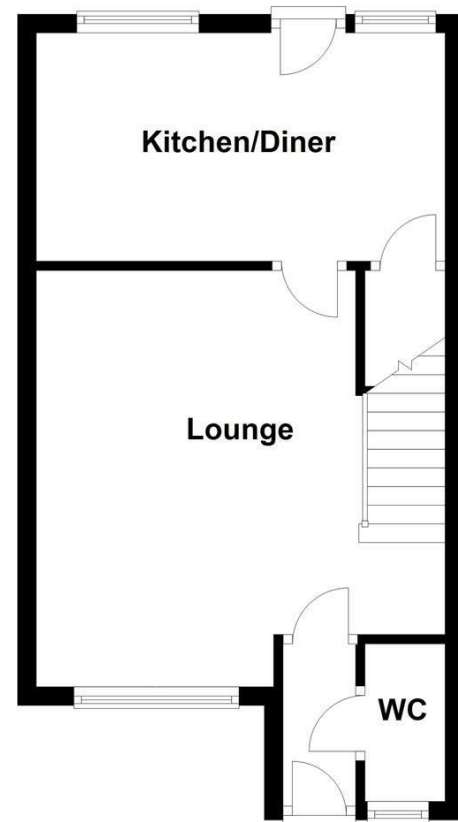
OSSETT
01924 266 555

HORBURY
01924 260 022

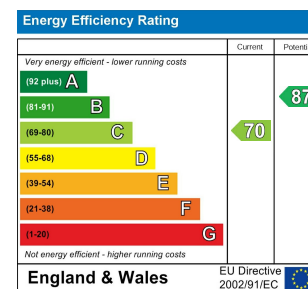
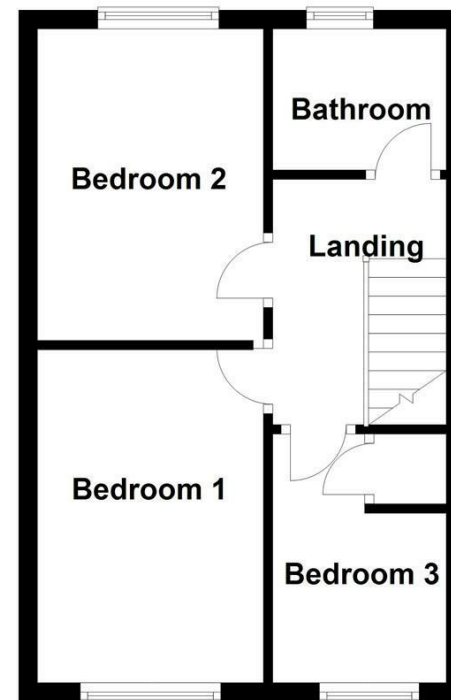
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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

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.



11 Kirkcaldy Fold, Normanton, WF6 1WP

For Sale Freehold £190,000

Occupying a corner plot and tucked away position is this well appointed and attractive three bedroom end townhouse benefitting double glazing and gas central heating.

The property fully comprises of entrance hall, w.c., lounge and kitchen/diner. The first floor landing leads to three bedrooms and the bathroom. Outside, there are lawned gardens to the front, side and rear with timber decked and stone terraced patio areas to the rear, ideal for outdoor dining. In addition, there are two parking space at the front, providing off street parking.

Situated in this popular part of Normanton on this modern development, the property is well placed to local amenities including shops and schools, with local bus routes nearby. There is good access to the motorway network.

A fantastic home, ideal for the professional couple or families looking to gain access to the property market and a viewing comes highly recommended to fully appreciate everything on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Radiator, UPVC double glazed window to the side, wood flooring and doors to the lounge and w.c.

W.C.

Low flush w.c., wash basin with vanity units, UPVC double glazed window to the front and wood flooring.

LOUNGE

14'5" x 15'9" [4.40m x 4.81m]

Stairs to the first floor landing, UPVC double glazed window to the front, two radiators, coving to the ceiling, dado rail and fire surround with granite hearth. Wood flooring and door leading through to modern fitted kitchen.



KITCHEN/DINER

8'9" x 14'5" [2.69m x 4.41m]

Range of contemporary modern wall and base units with work surface over incorporating sink and drainer with mixer taps, integrated oven and grill with four ring gas hob and filter hood above, combination microwave, plumbing for a washing machine, space for a slimline dishwasher, integrated fridge and freezer and space for a dryer. Drawers down the base units, tiled splash back, radiator, fully tiled floor and UPVC double glazed window and door to the rear. Door to understairs storage and boiler is housed within the kitchen/diner.

FIRST FLOOR LANDING

Doors to three bedrooms and the bathroom. UPVC double glazed window to the side, loft access and dado rail.

BEDROOM THREE

10'0" x 5'10" [3.07m x 1.80m]

Door to airing cupboard, UPVC double glazed window to the front, wood flooring and radiator.



BEDROOM ONE

8'3" x 13'3" [2.53m x 4.05m]

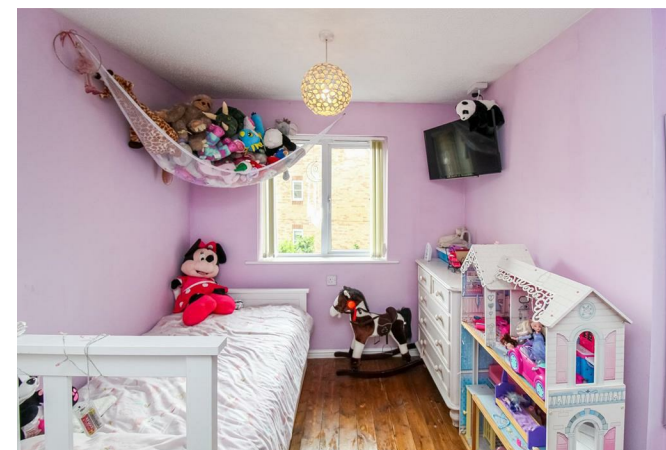
UPVC double glazed window to the front, radiator and wood flooring.



BEDROOM TWO

8'3" x 10'9" [2.52m x 3.29m]

UPVC double glazed window to the rear, radiator and wood flooring.



BATHROOM/W.C.

6'0" x 5'6" [1.84m x 1.69m]

Low flush w.c., wash basin with vanity cupboards, panelled bath with electric shower over, fully tiled walls,

radiator, LED ceiling spotlights and UPVC double glazed frosted window to the rear.



OUTSIDE

There is are lawned gardens to the front, side and rear incorporating decked patio and stone flagged terrace patio area to the rear with plants, trees and shrubs bordering. There are two spaces at the front for off street parking.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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