



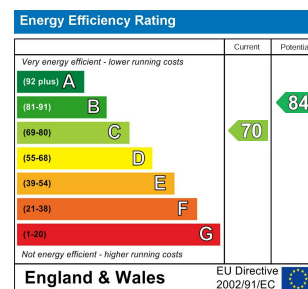
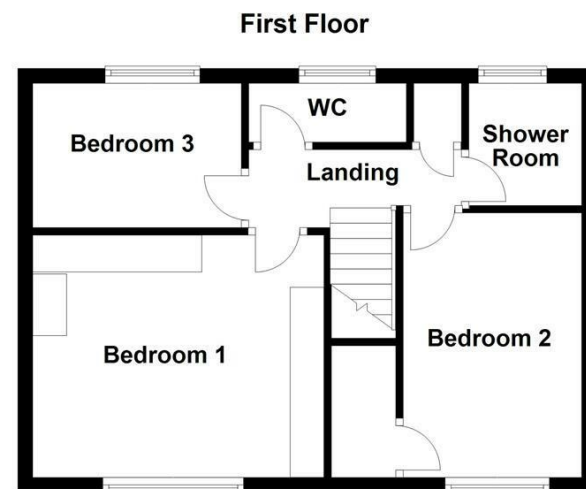
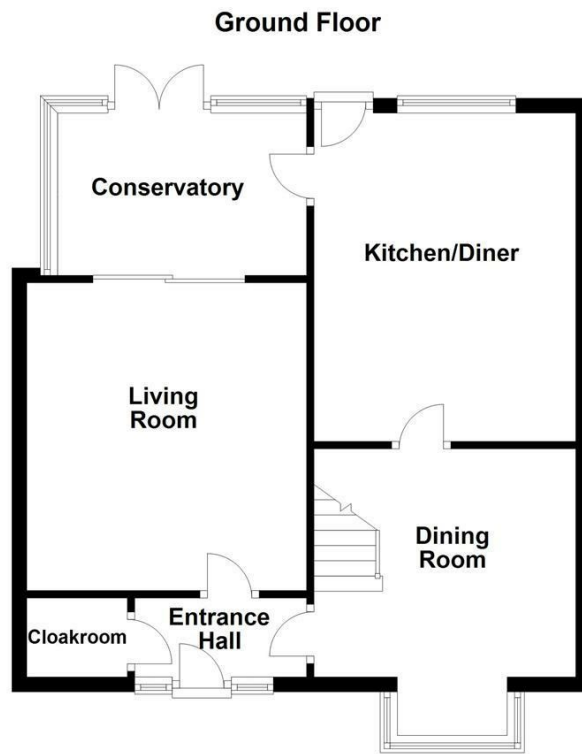
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01924 266 555

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01924 899 870

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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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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.



5 Redruth Drive, Normanton, WF6 2DL

For Sale Freehold Guide Price £250,000 to £260,000

A super opportunity to purchase this three bedroom detached family home benefitting from an extended kitchen/diner, ample off road parking and attractive front and rear gardens.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, built in large cloakroom, dining room, spacious extended kitchen/diner, living room and conservatory overlooking the rear garden. The first floor landing leads to three bedrooms and modern fitted shower room with separate w.c. Outside to the front of the property there is an attractive lawned garden with central paved pathway and pathway leading into the rear garden with attractive lawned garden and paved pathway leading to the larger than average single detached garage and tarmac driveway providing off road parking for two vehicles.

The property is within walking distance to the local amenities and schools located nearby, with main bus routes running to and from Wakefield city centre. Normanton town centre benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted windows to either side of the door overlooking the front aspect, central heating radiator, coving to the ceiling, dado rail and doors providing access to the living room, dining room and large built in cloakroom with fixed shelving to the walls.

LIVING ROOM

13'7" x 12'3" [4.16m x 3.74m]

Coving to the ceiling, dado rail and gas fire on a marble hearth with marble matching interior and wooden decorative surround. Set of UPVC double glazed sliding patio doors leading into the conservatory, two wall lights and central heating radiator.



CONSERVATORY

7'3" x 11'0" [2.21m x 3.36m]

Half brick built base with UPVC double glazed windows on two sides, a set of UPVC double glazed French doors leading into the rear garden and timber door accessing the kitchen/diner.



DINING ROOM

11'7" x 10'0" [3.54m x 3.07m]

Coving to the ceiling, dado rail, UPVC double glazed bay window overlooking the front aspect, central heating radiator and door leading into the kitchen/diner. Staircase leading to the first floor landing.

KITCHEN/DINER

14'8" x 11'7" [4.48m x 3.54m]

Range of wall and base units with tiled work surface and tiled splash back above, sink and drainer with mixer tap, space and plumbing for a washing machine, central heating radiator, integrated fridge with separate freezer below, integrated double oven and grill with separate four ring gas hob and cooker hood above. Fully tiled floor, display cabinets, coving to the ceiling, downlights built into the wall cupboards, wall mounted condensing regular boiler and UPVC double glazed window and door to the rear aspect.

FIRST FLOOR LANDING

Coving to the ceiling, loft access and doors providing access to three bedrooms, shower room, airing cupboard and w.c.

BEDROOM ONE

10'7" x 12'5" [3.23m x 3.80m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, fitted dressing table and fitted wardrobes to one wall.



BEDROOM THREE

9'3" x 6'9" [2.83m x 2.08m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

W.C.

2'7" x 6'11" [0.80m x 2.13m]

Low flush w.c., UPVC double glazed frosted window overlooking the rear aspect and coving to the ceiling.

SHOWER ROOM

5'1" x 5'7" [1.56m x 1.72m]

Two piece suite comprising larger than average shower cubicle with glass sliding door and electric shower within, pedestal wash basin with two chrome taps, fully tiled walls and UPVC double glazed frosted window overlooking the rear aspect. Coving to the ceiling and central heating radiator.

BEDROOM TWO

11'8" x 8'5" [3.57m x 2.57m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Door providing access into storage cupboard over the bulk head of the stairs, with fixed shelving within.



OUTSIDE

To the front of the property there is a paved central pathway through an attractive lawned garden with privet hedges bordering. The paved pathway runs down the front and side of the property into the rear garden. The rear garden incorporates a pleasant lawned garden with paved pathway leading to a brick built larger than average single garage with manual up and over door to the front, three single glazed windows to the side and timber door at the rear. A paved pathway runs down the side through a cast iron gate and accesses the tarmac driveway providing off road parking for two vehicles.



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.