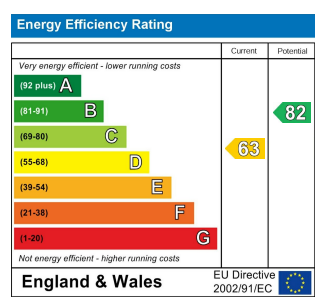


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 21 Lyndale Grove, Normanton, WF6 1PB

### For Sale Freehold £195,000

Situated in Normanton is this two bedroom detached bungalow with well proportioned rooms, ample off road parking and good sized gardens to the front and rear.

The accommodation briefly comprises entrance hall, kitchen, living room, further hallway, two bedrooms and the bathroom/w.c. and offers scope for some cosmetic updating. To the front of the property the garden is laid to lawn with planted borders enclosed by timber fencing with a timber gate to the front allowing access to the block paved driveway. The driveway leads down the side of the property to the single attached garage with manual up and over door. The rear garden is mainly pebbled and paved perfect for outdoor dining and entertaining with planted features, enclosed by hedging and timber fencing.

Normanton makes an ideal location for a range of buyers as it is aptly placed to local amenities such as good pubs, shops and schools. However, for those looking to work or commute further afield Normanton does have its own train station, is on local bus routes and is only a short distance from the M62 motorway.

With great potential only a full internal inspection will show what this property has to offer and so an early viewing comes highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

3'10" x 8'9" max x 6'7" min [1.18m x 2.68m max x 2.03m min]

Frosted UPVC double glazed door into the entrance hall with frosted UPVC double glazed windows to either side, coving to the ceiling, central heating radiator, opening into the kitchen and a door into the living room. Ideal combi boiler.

### KITCHEN

8'8" x 8'9" max x 5'5" min [2.65m x 2.69m max x 1.66m min]

UPVC double glazed window to the side, UPVC door leading to the side of the property, door to a storage cupboard, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for a cooker, space for a fridge freezer, space and plumbing for a washing machine, coving to the ceiling.



### LIVING ROOM

16'4" x 11'5" [5m x 3.49m]

UPVC double glazed window to the front, central heating radiator, door into the hallway, coving to the ceiling and a ceiling rose. Electric fire with marble hearth and surround with wooden mantle.



### FURTHER HALLWAY

6'0" x 2'11" [1.83m x 0.89m]

Loft access, door to the storage cupboard and doors to bedrooms and house bathroom/w.c.

### BATHROOM/W.C.

5'5" x 6'2" [1.66m x 1.88m ]

Frosted UPVC double glazed window to the side, chrome ladder central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and overhead shower attachment. Fully tiled.



### BEDROOM ONE

12'5" x 11'5" max x 9'8" min [3.79m x 3.48m max x 2.95m min]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear, fitted wardrobes.



### BEDROOM TWO

8'10" x 9'4" [2.71m x 2.87m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and fitted wardrobes.



### OUTSIDE

The garden is mainly laid to lawn with planted borders, enclosed by timber fencing, timber gate to the front, which allows access to the block paved driveway. This driveway runs along the side of the property and to the single detached garage with manual

up and over door. The rear garden is low maintenance, mainly paved and pebbled perfect for outdoor dining and entertaining with planted features enclosed by hedging and timber fencing.

### PLEASE NOTE

Please note the probate has been applied for.

### EPC RATING

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

### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.