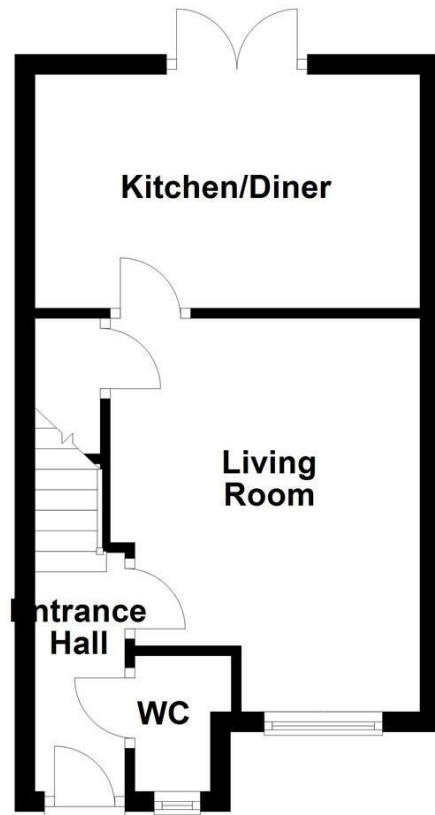




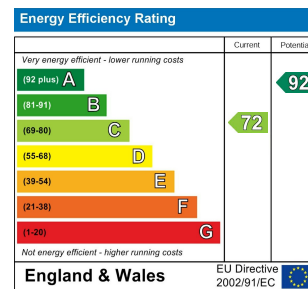
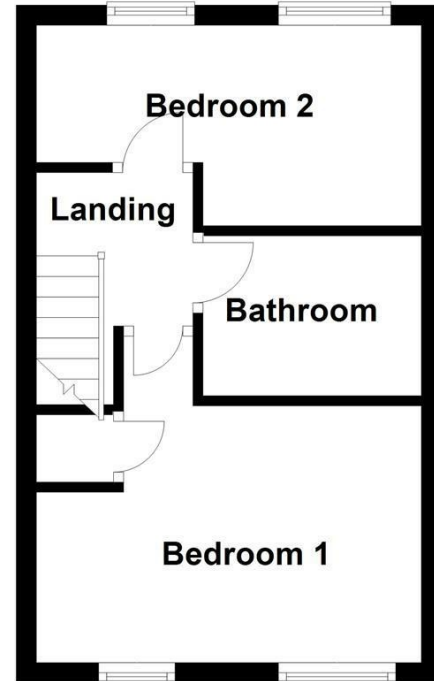
WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 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.



22 Gleneagles Court, Normanton, WF6 1WW

For Sale Freehold Offers Over £156,000

A fantastic opportunity to purchase this two bedroom townhouse enjoying a cul-de-sac location benefitting from well proportioned accommodation, an off road parking space and enclosed rear garden.

The accommodation comprises entrance hall, w.c., living room, kitchen/diner and to the first floor, two bedrooms and house bathroom/w.c. Outside there is an off road parking space with paved pathway to the front door. To the rear there is a timber decked patio area with low maintenance pebbled rear garden with a paved pathway leading to a timber gate accessing the pathway behind with timber shed in the corner, surrounded by timber panelled surround fences on all three sides.

Located close to amenities such as a shops and schools in Normanton, which benefits from supermarkets and railway station. For those looking to travel further afield there is a direct link via the M62 motorway network ideal for the commuter.

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



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, central heating radiator, staircase leading to the first floor landing and doors leading to living room and downstairs w.c.

W.C.

Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the front elevation and central heating radiator.

LIVING ROOM

11'2" [min] x 13'10" [max] x 10'0" [3.41m [min] x 4.22m [max] x 3.07m)
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling, inset spotlights to the ceiling and doors providing access to the understairs storage cupboard and kitchen/diner.



KITCHEN/DINER

13'1" x 8'1" [4.0m x 2.47m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a dryer, space for a large fridge/freezer, integrated oven and grill with four ring gas hob with cooker hood over. Inset spotlights to the ceiling, fully tiled floor, central heating radiator, wall mounted boiler, set of UPVC double glazed French doors leading out to the garden.



FIRST FLOOR LANDING

Coving to the ceiling, doors to two bedrooms and the house bathroom.

BEDROOM ONE

8'10" [min] x 12'11" [max] x 10'3" [2.71m [min] x 3.96m [max] x 3.13m)
Small cupboard door providing access to the cupboard over the bulkhead of the stairs, two UPVC double glazed windows overlooking the front elevation, central heating radiator and loft access.



BEDROOM TWO

5'1" [min] x 7'5" [max] x 12'11" [1.55m [min] x 2.28m [max] x 3.96m]

Two UPVC double glazed windows overlooking the rear elevation and central heating radiator.



BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.69m]

Three piece suite comprising panelled bath with mixer tap, shower screen and electric shower over, low flush w.c., and pedestal wash basin with mixer tap. Shaver socket point, inset spotlights to the ceiling, extractor fan and central heating radiator.



OUTSIDE

To the front there is a tarmac off road parking space with paved pathway leading to the front door. To the rear there is a timber decked patio area with low maintenance pebbled rear garden with a paved pathway leading to a timber gate accessing

the pathway behind with timber shed in the corner, surrounded by timber panelled surround fences on all three sides.



COUNCIL TAX BAND

The council tax band for this property is B.

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.