



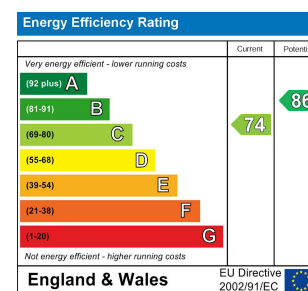
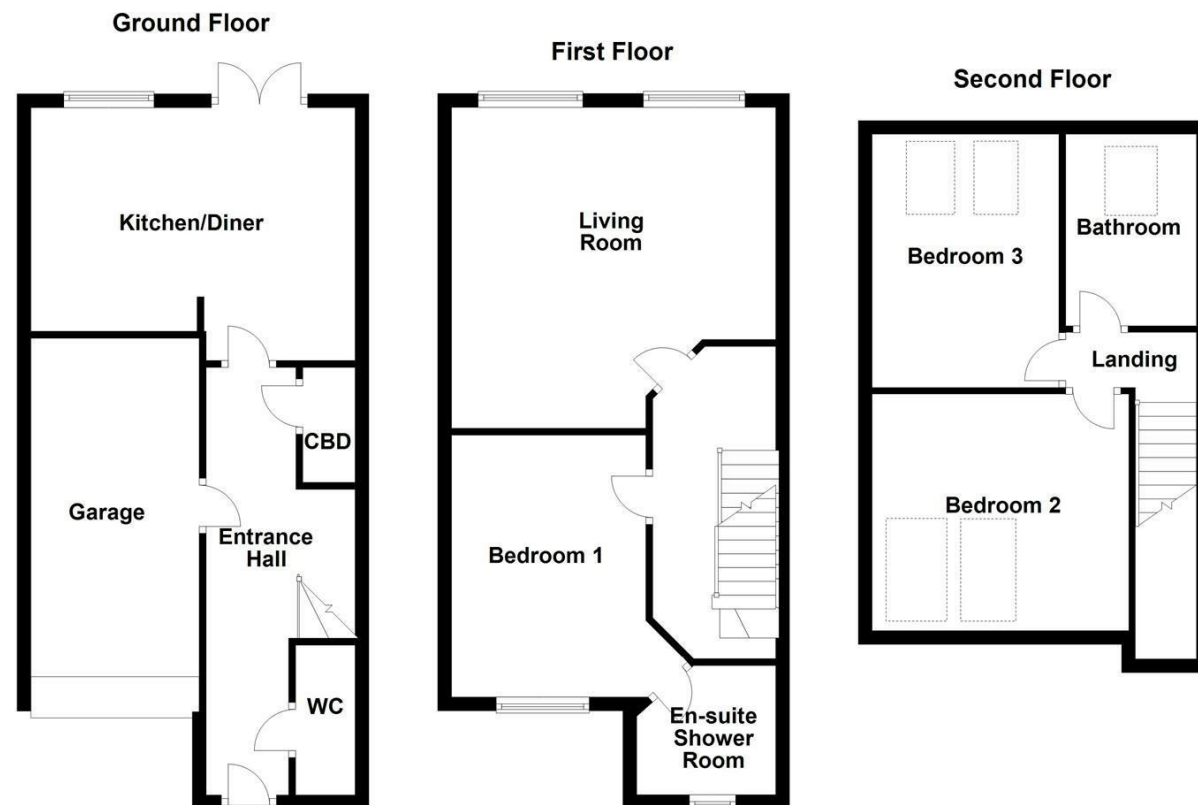
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01924 266 555

HORBURY
01924 260 022

NORMANTON
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

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.



7 Waterford Place, Normanton, WF6 1RJ

For Sale Freehold £210,000

Attractively presented and in a ready to move into condition this is a deceptively spacious three bedroom modern mid town house, situated in a cul-de-sac location within easy reach of the broad range of shopping, schooling and recreational facilities offered by Normanton.

With sealed unit double glazed windows and gas fired central heating, this comfortable home is approached via an entrance hallway that has a guest w.c. off to the side, with access to the integral single garage and leads through into a well proportioned kitchen/diner. To the first floor landing there is access to a spacious living room and principal bedroom boasting en suite facilities. A further staircase leads to the second floor landing providing access to two further bedrooms, which are served by a well appointed family bathroom. Outside, the property has a lawned garden to the front with tarmac driveway providing off road parking. Whilst to the rear, there is a lawned garden with mature trees and bushes, enclosed by timber fencing and solid brick built walls.

The property is situated in this highly convenient location with very easy access to the national motorway network and a range of amenities.

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

Central heating radiator, doors providing access to the downstairs w.c., integral garage, understairs storage cupboard and kitchen/diner. Staircase leading to the first floor landing and coving to the ceiling.

KITCHEN/DINER

12'1" x 10'9" [min] x 15'4" [max] [3.69m x 3.28m [min] x 4.69m [max]]
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher and washing machine. Integrated oven and grill with four ring gas hob and cooker hood over, space for a large freestanding fridge/freezer, part inset spotlights to the ceiling, coving to the ceiling, central heating radiator, solid wooden floor, UPVC double glazed window overlooking the rear aspect and a set of UPVC double glazed French doors leading into the rear garden.



W.C.

Low flush w.c., central heating radiator, inset spotlights to the ceiling, coving to the ceiling, extractor fan, pedestal wash basin with mixer tap and tiled splash back.

INTEGRAL GARAGE

17'1" x 8'0" [5.21m x 2.45m]

Power and light within and wall mounted combi condensing boiler.

FIRST FLOOR LANDING

Doors providing access to the living room and bedroom one. Staircase leading to the second floor landing, central heating radiator and coving to the ceiling.

BEDROOM ONE

9'3" x 12'4" [2.83m x 3.77m]

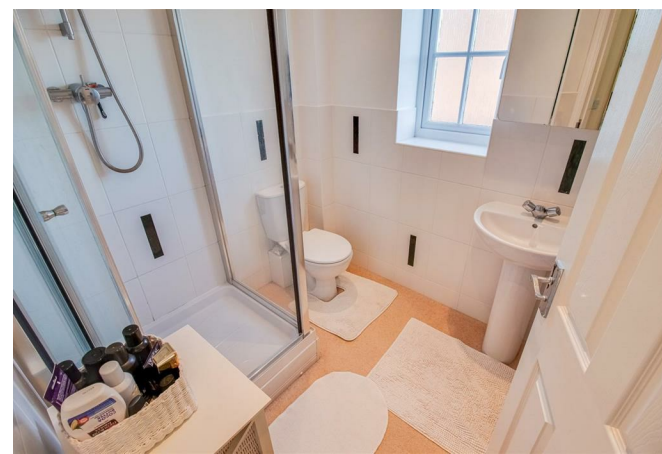
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'2" x 6'7" [1.89m x 2.02m]

Three piece suite comprising pedestal wash basin with mixer tap, enclosed shower cubicle with bi-folding glass door and mixer shower, low flush w.c. Part tiled walls, ladder style radiator, shaver socket point, inset spotlights to the ceiling, extractor fan, coving to the ceiling and UPVC double glazed frosted window overlooking the front elevation.



LIVING ROOM

15'6" x 11'1" [min] x 15'2" [max] [4.73m x 3.39m [min] x 4.64m [max]]

UPVC double glazed windows overlooking the rear elevation, two central heating radiators, coving to the ceiling, electric fire with decorative surround and glass hearth.



SECOND FLOOR LANDING

Central heating radiator, loft access, doors to two bedrooms and house bathroom.

BEDROOM TWO

11'3" x 12'2" [3.43m x 3.72m]

Two timber double glazed Velux style windows with built in blinds overlooking the front elevation, small cupboard door providing access into a storage cupboard and central heating radiator.



BEDROOM THREE

8'10" x 12'0" [2.71m x 3.68m]

Two timber double glazed Velux style windows with built in blinds overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

7'9" x 6'2" [2.38m x 1.90m]

Three piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush w.c. Part tiled walls, ladder style radiator, inset spotlights to the ceiling, extractor fan, timber double glazed Velux skylight window overlooking the rear elevation and white ladder style radiator.



OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking with a pleasant lawned garden. Whilst to the rear, the garden is lawned with mature trees and bushes bordering, as well as timber panelled surround fences and solid brick built walls, making it completely enclosed.



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.