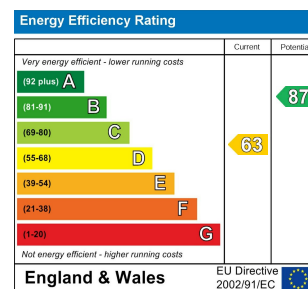
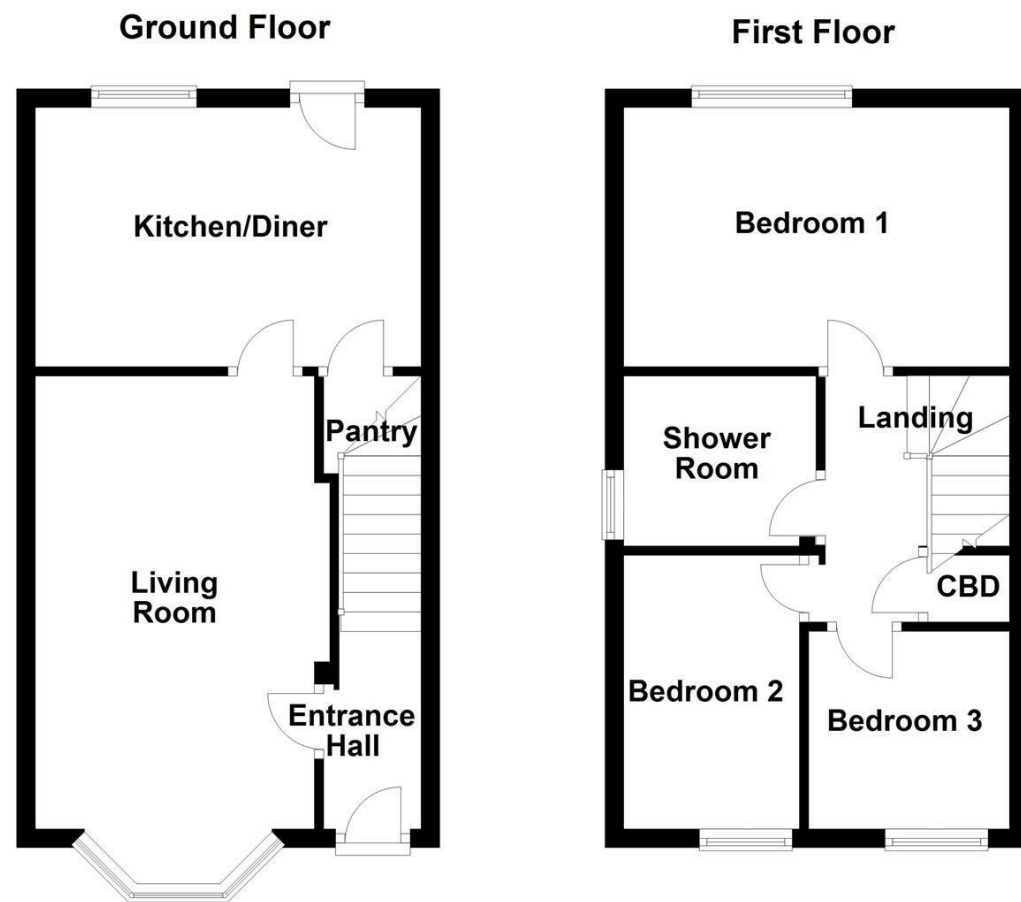




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



21 Shaw Close, Normanton, WF6 2TR
For Sale Freehold £190,000

A fantastic opportunity to purchase this three bedroom semi detached house located on a modern and attractive development benefitting from modern shower room, off road parking and landscaped front and rear gardens.

The property briefly comprises of entrance hall, living room, kitchen/diner and walk in pantry cupboard. The first floor landing leads to three bedrooms and modern three piece house shower room/w.c. Outside to the front is an attractive lawned garden with planted borders and driveway to the side providing off road parking for two vehicles. A paved pathway leads into the attractive landscaped rear garden with planted borders and allotment style border.

The property is within walking distance to the local amenities and schools with main bus routes running to and from Wakefield city centre. The M62 motorway is only a short distance away, perfect for commuter looking to travel further afield.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leads into the entrance door. Central heating radiator, staircase to the first floor landing and door into the living room.

LIVING ROOM

9'10" [min] x 10'4" [max] x 15'10" [3.0m [min] x 3.17m [max] x 4.85m]
Walk in bay window with timber double glazed windows overlooking the front aspect, gas fire on a marble hearth, central heating radiator and door providing access into the kitchen/diner.



KITCHEN/DINER

9'1" x 13'9" [2.78m x 4.20m]
Range of wall and base units with laminate work surface over and tiled splash back above, sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Strip lighting, space for a fridge/freezer, space and plumbing for a

washing machine, central heating radiator and wall mounted boiler. Door into the pantry cupboard, timber double glazed window and composite door leading out to the rear garden.



FIRST FLOOR LANDING

Doors providing access to three bedrooms, modern house shower room and storage cupboard over the bulkhead of the stairs. Loft access.

BEDROOM ONE

9'3" x 13'10" [2.84m x 4.23m]
Timber double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO

6'4" x 10'0" [1.95m x 3.05m]
Timber double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'0" x 7'1" [2.15m x 2.17m]
Timber double glazed window overlooking the front elevation and central heating radiator.



SHOWER ROOM/W.C.

6'10" x 5'7" [2.10m x 1.72m]
Three piece suite comprising walk in shower cubicle with solid glass shower screen and electric shower, wall hung wash basin with chrome mixer tap and low flush w.c. Fully tiled walls, fully tiled wet room style floor, chrome ladder style radiator, UPVC cladding with chrome strips to the ceiling and inset spotlights. Extractor fan, shaver

socket point and timber double glazed frosted window to the side elevation.



OUTSIDE

To the front of the property there is an attractive lawned front garden with planted border and tarmac and paved driveway running down the side of the property providing off road parking for two vehicles. A paved pathway leads into the rear garden where there is an attractive lawned rear garden with allotment style beds and superb landscaped planted borders, surrounded by timber panelled surround fences on two 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.