



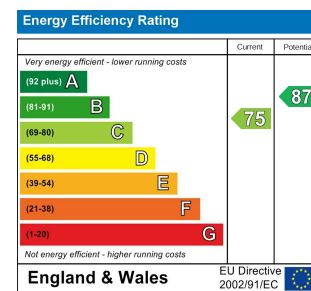
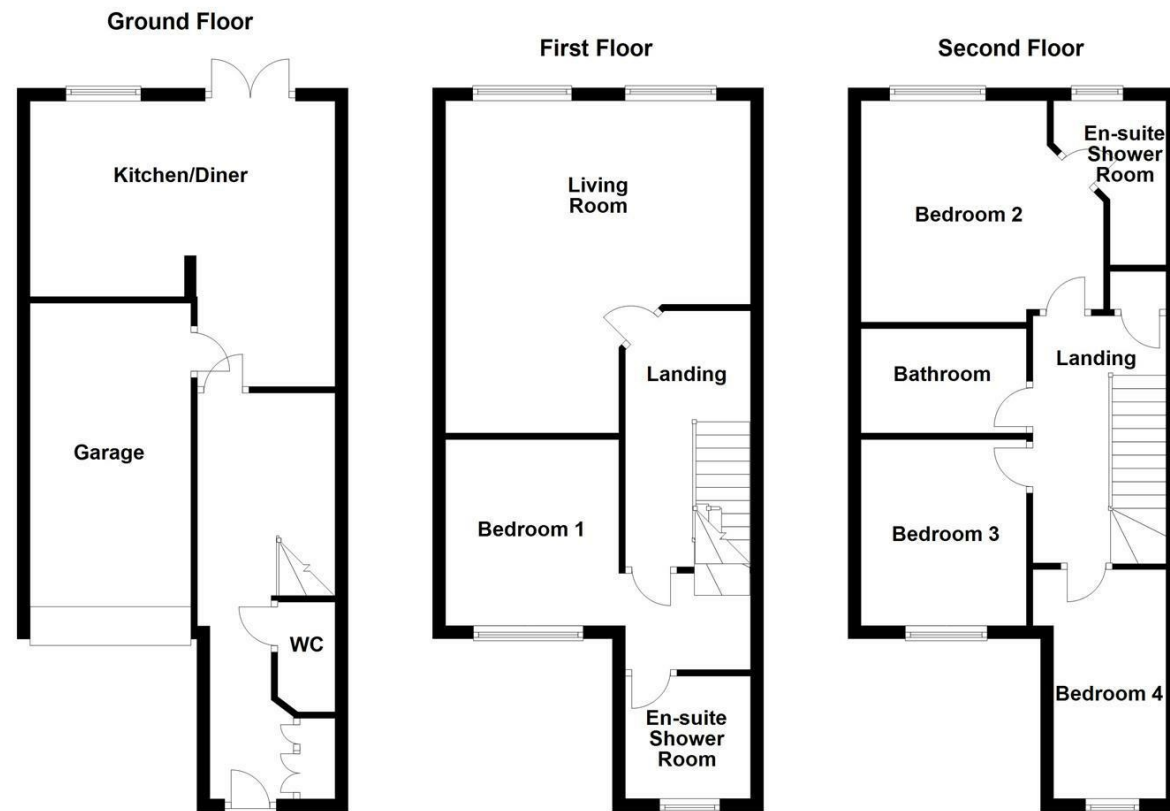
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OSSETT  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**21 Waterford Place, Normanton, WF6 1RJ**

**For Sale Freehold £240,000**

Attractively presented and in a ready to move into condition is this a deceptively spacious four 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.

Offered for sale fully furnished, with quality solid wood beds and tables, as well as handmade blackout curtains. The accommodation comprises 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 three further bedrooms, one with en suite shower room/w.c. in addition to the 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 an Indian stone paved patio area with wooden pergola and built in hot tub, bar and seating area. Timber decked patio area and timber panelled fence and wall surrounds.

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

Composite front entrance door, UPVC double glazed window to the side aspect, coving to the ceiling, tiled floor, central heating radiator. Doors to the kitchen diner and downstairs w.c. Built in cloak cupboard. Staircase leading to the first floor landing.

##### DOWNSTAIRS W.C.

211" x 5'6" [0.90m x 1.70m]

Pedestal wash basin with mixer tap and tiled splashback, central heating radiator, low flush w.c., coving to the ceiling, extractor fan to the ceiling, inset spotlights, tiled floor.

##### KITCHEN DINER

15'5" x 14'6" max x 9'11" min [4.72m x 4.42m max x 3.03m min]

A range of wall and base units with laminate work surface over, tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, integrated oven and grill with four ring gas hob and cooker hood over, downlights built into the wall cupboards, fully tiled floor, UPVC double glazed window to the low maintenance rear garden, coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed French doors into the garden, central heating radiator, fire door providing access into the integral single garage.



##### INTEGRAL GARAGE

8'3" x 16'4" [2.54m x 4.99m]

Manual up and over door to the front.

##### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, doors to the living room and bedroom one.

##### LIVING ROOM

15'6" x 16'9" max x 10'2" min [4.73m x 5.13m max x 3.12m min]

Coving to the ceiling, two UPVC double glazed windows to the rear, two central heating radiators, coving to the ceiling.



##### BEDROOM ONE

9'7" x 15'10" max x 9'2" min [2.93m x 4.83m max x 2.80m min]

UPVC double glazed window to the front elevation, coving to the ceiling, door providing access into the en suite shower room/w.c. Inset spotlight to the ceiling.



##### EN SUITE SHOWER ROOM/W.C.

6'4" x 6'3" [1.94m x 1.93m]

Larger than average shower cubicle with bi-folding door, mixer shower and tiled walls. Part tiled walls, ladder style radiator, pedestal wash basin with mixer tap, low flush w.c. and UPVC double glazed frosted window to the front, coving to the ceiling, inset spotlights.



##### SECOND FLOOR LANDING

Loft access, coving to the ceiling, doors leading to three bedrooms and house bathroom/w.c. Boiler cupboard and central heating radiator.

##### BEDROOM TWO

11'3" x 12'4" [3.44m x 3.77m]

UPVC double glazed window to the rear elevation, coving to the ceiling, central heating radiator, door providing access into the en suite shower room/w.c.



##### EN SUITE SHOWER ROOM/W.C.

8'3" x 5'8" max x 2'11" min [2.52m x 1.74m max x 0.90m min]

Pedestal wash basin with mixer tap, low flush w.c., enclosed larger than average shower cubicle with bi-folding doors, mixer shower and fully tiled walls. Part tiled walls, ladder style radiator, wall mounted shaver socket point, UPVC double glazed window to the rear. Coving to the ceiling, extractor fan to the ceiling, inset spotlights to the ceiling.

##### BEDROOM THREE

8'7" x 9'8" [2.62m x 2.95m]

UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator.

##### BEDROOM FOUR

11'8" x 6'8" max x 6'3" min [3.56m x 2.04m max x 1.91m min]

Coving to the ceiling, UPVC double glazed window to the front elevation, central heating radiator.

##### BATHROOM/W.C.

5'3" x 8'7" [1.62m x 2.62m]

Panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c., part tiled walls, large ladder style radiator, coving to the ceiling, extractor fan and inset spotlights to the ceiling.



##### OUTSIDE

To the front there is a tarmac driveway providing off road parking with a pleasant lawned garden paved pathway and covered porch having tiled roof to the entrance. To the rear there is an Indian stone paved patio area with wooden pergola, timber decked patio area, woodchip border, timber panelled fence and wall surrounds. Built in hot tub with outside power socket, timber bar area with seating that is included within the sale beneath the pergola.



##### 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.

##### EPC RATING

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

##### VIEWINGS

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