



#### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 17 Newlaithes Crescent, Normanton, WF6 1SX

### For Sale Freehold Offers In The Region Of £240,000

Nestled in a cul-de-sac location is this two bedroom detached bungalow benefitting from well proportioned accommodation, ample off road parking and front and rear gardens.

The property briefly comprises of the entrance porch, kitchen, hallway leading to the living room, conservatory, two bedrooms and bathroom/w.c. Outside to the front the property is accessed via double cast iron gates onto a tarmac driveway providing off road parking leading down the side of the property to the single detached garage and a lawned front garden. To the rear there is a resin patio area, perfect for outdoor dining and entertaining with planted bed borders, fully enclosed by walls and timber fencing.

The property is within walking distance to the local amenities and schools within Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway link is only a short distance away.

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





#### ACCOMMODATION

##### SIDE PORCH

UPVC double glazed door leading into the side porch. Surrounded by UPVC double glazed frosted windows with a door into the kitchen/diner.

##### KITCHEN/DINER

11'4" x 12'0" [3.46m x 3.68m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a cooker, space for a fridge/freezer, space and plumbing for a washing machine, the Ideal combi boiler is housed in here. Door to further hallway, timber framed double glazed window to the rear, central heating radiator, coving to the ceiling and partial dado rail.

##### HALLWAY

Loft access, central heating radiator and doors to two bedrooms, living room and bathroom.

##### LIVING ROOM

17'8" x 10'9" [5.4m x 3.28m]

Coving to the ceiling, ceiling roses, central heating radiator, dado rail, set of sliding doors into the conservatory and gas fireplace with marble hearth, surround and laminate mantle.



##### CONSERVATORY

7'9" x 11'1" [2.38m x 3.4m]

Central heating radiator, surrounded by UPVC double glazed windows and door to the rear garden.



##### BATHROOM/W.C.

6'9" x 8'2" [2.07m x 2.51m]

Timber framed double glazed window to the side, central heating radiator, low flush w.c., pedestal wash basin, panelled bath and separate shower cubicle with electric shower head attachment and glass shower screen. Coving to the ceiling and fully tiled.



##### BEDROOM ONE

12'8" x 10'8" [3.87m x 3.27m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail and fitted wardrobes.



##### BEDROOM TWO

11'1" x 11'5" (max) x 8'4" (min) [3.38m x 3.5m (max) x 2.55m (min)]

Coving to the ceiling, dado rail, UPVC double glazed window to the front and central heating radiator.



##### OUTSIDE

The property is accessed to the front through double cast iron gates. The front garden is mainly laid to lawn with planted bed border and a tarmacadam driveway running down the side of the property providing off road parking leading to the single detached garage with up and over door. There is a resin patio area to the rear, perfect for outdoor dining and entertaining with planted beds and a small paved area, fully enclosed by walls and timber fencing.



##### 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.