



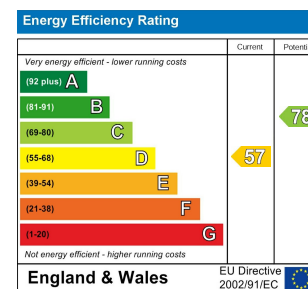
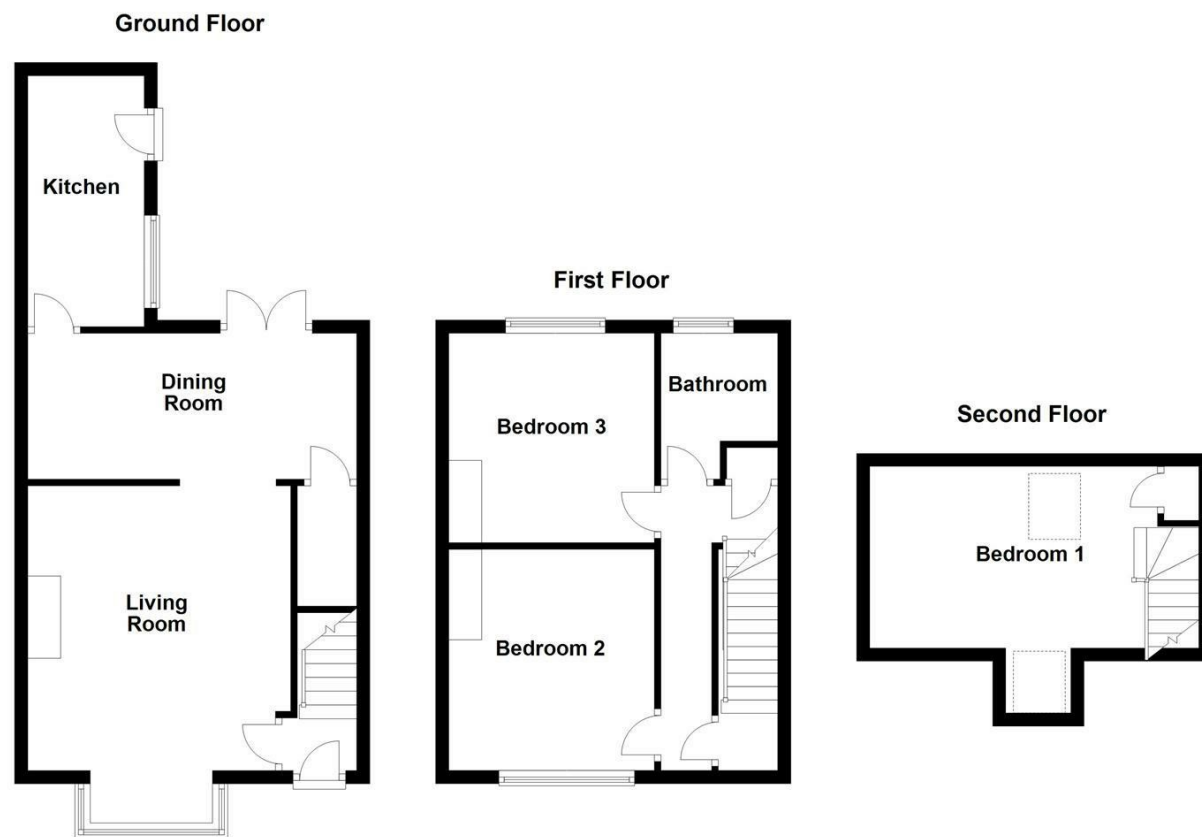
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## 70 Dalefield Road, Normanton, WF6 1HD

For Sale Freehold £169,950

An attractively presented three bedroomed traditional terrace house situated in this sought after residential location with the added benefit of a garage to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hallway that opens into a good sized living room that has a square bay window to the front. An archway then leads through into a separate dining room with French doors out to the back garden. The kitchen is fitted with a good range of modern units with integrated appliances. To the first floor there are two good size bedrooms served by the family bathroom/w.c. On the top floor there is a further bedroom with characterful sloping ceilings. Outside, the property has a modest gravelled garden to the front with a larger block paved garden to the rear leading onto the single garage, accessed from the back lane.

The property is situated in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Normanton. Normanton itself has its own railway station and ready access to the national motorway network.

### 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\*

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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.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator and stairs to the first floor.

### LIVING ROOM

14'1" x 13'1" (max) [4.3m x 4.0m (max)]

Square bay window to the front, central heating radiator and feature fireplace with ornate surround with marbled insert and hearth housing a living flame coal effect gas fire.



### DINING ROOM

16'4" x 7'2" [5.0m x 2.2m]

French doors out to the back garden, vertical central heating radiator and feature fireplace housing an electric fire.



### KITCHEN

12'5" x 5'10" [3.8m x 1.8m]

Window and UPVC door to the side and fitted with a range of cream fronted wall and base units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit with drainer, space and plumbing for a washing machine, inset stainless steel four ring gas hob with filter hood over, built in oven, integrated fridge and freezer and integrated dishwasher.

### FIRST FLOOR LANDING

Built in cupboard housing the Glow-worm gas fired central heating boiler.

### BEDROOM TWO

11'1" x 10'2" [3.4m x 3.1m]

Window to the front and central heating radiator.



### BEDROOM THREE

10'5" x 10'2" [3.2m x 3.1m]

Window to the rear and central heating radiator.

### BATHROOM/W.C.

7'2" x 5'10" (max) [2.2m x 1.8m (max)]

Frosted window to the rear and fitted with a quality white and chrome three piece suite comprising panelled bath, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail.



### BEDROOM ONE

15'5" x 9'2" [4.7m x 2.8m]

Low level Velux roof light to the front and an additional Velux roof light to the rear. Characterful sloping ceilings, central heating radiator and built in storage cupboards.



## OUTSIDE

To the front the property has a gravelled buffer garden. Whilst round to the rear there is a further pleasant garden area with block paving and gravel areas, as well as a detached single garage accessed from the back lane.



## COUNCIL TAX BAND

The council tax band for this property is A.

## 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.