



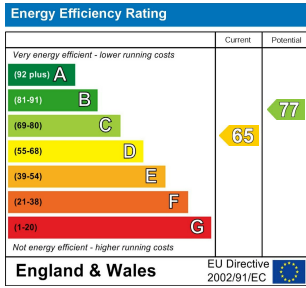
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



6 Lakeside Court, Normanton, WF6 1WS
For Sale Leasehold £117,500

A deceptively spacious three bed roomed ground floor apartment with allocated parking and communal gardens set in this popular residential area on the fringe of Normanton.

With night storage heating and sealed unit double glazed windows, this comfortable and well proportioned home is approached via a communal entrance hallway that has an entry intercom system. The private entrance hall has a useful built in storage cupboard and leads through into a well proportioned living room that looks out to the front. The living room is open through to the adjoining dining room that has a bay window to the front and an archway through to the fitted kitchen at the rear. There are three bedrooms, all served by the family bathroom. Outside, the property stands on communally managed gardens and has an allocated parking space.

Lakeside Court is situated in a popular residential area on the fringe of the town of Normanton which offers a good range of shops, schools and recreational facilities. The town has its own railway station and ready access to the national motorway network.



ACCOMMODATION

PRIVATE RECEPTION HALL

Panelled front entrance door, night storage heater concealed in a cabinet and entry intercom system. Built in storage cupboard.

LIVING ROOM

14'1" x 10'5" [4.3m x 3.2m]

Window to the front, electric wall heater and a feature fireplace with a marble surround and hearth housing an electric fire. Open through to the adjoining room.



DINING ROOM

9'10" x 9'2" [max] [3.0m x 2.8m [max]]

Bay window to the front and night storage heater concealed in a cabinet. Archway through to the kitchen.



KITCHEN

8'10" x 5'10" [2.7m x 1.8m]

Window to the side and fitted with a good range of light wood grain effect wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, stainless steel four ring electric hob with filter hood over, built in oven, space for a tall fridge/freezer and space and plumbing for a washing machine.

BEDROOM ONE

12'1" x 8'6" [3.7m x 2.6m]

Window overlooking the gardens to the rear.



BEDROOM TWO

10'5" x 7'10" [3.2m x 2.4m]

Window overlooking the gardens to the rear.



BEDROOM THREE

6'10" x 6'10" plus recess [2.08m x 2.08m plus recess]

Window to the rear and a fitted double fronted wardrobe.



BATHROOM/W.C.

8'10" x 6'2" [2.7m x 1.9m]

Frosted window to the side and fitted with a three piece suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin and low suite w.c. Part tiled walls and floor, heated towel rail and extractor fan. Built in cupboard housing the insulated hot water cylinder.



OUTSIDE

The property stands on communally managed gardens and has an allocated parking space.



PLEASE NOTE

The property is currently let on a short hold tenancy on a rolling month by month basis with a passing rent of £600 pcm. The tenant has expressed a wish to remain in the property if the prospective purchaser desires, but vacant possession upon completion can be offered if required.

LEASEHOLD

The ground rent is £150 (pa). The remaining term of the lease is 103 years [2024]. A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.