



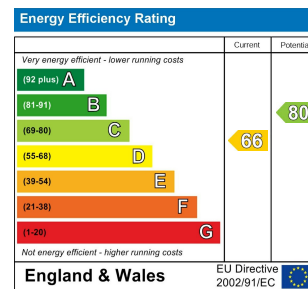
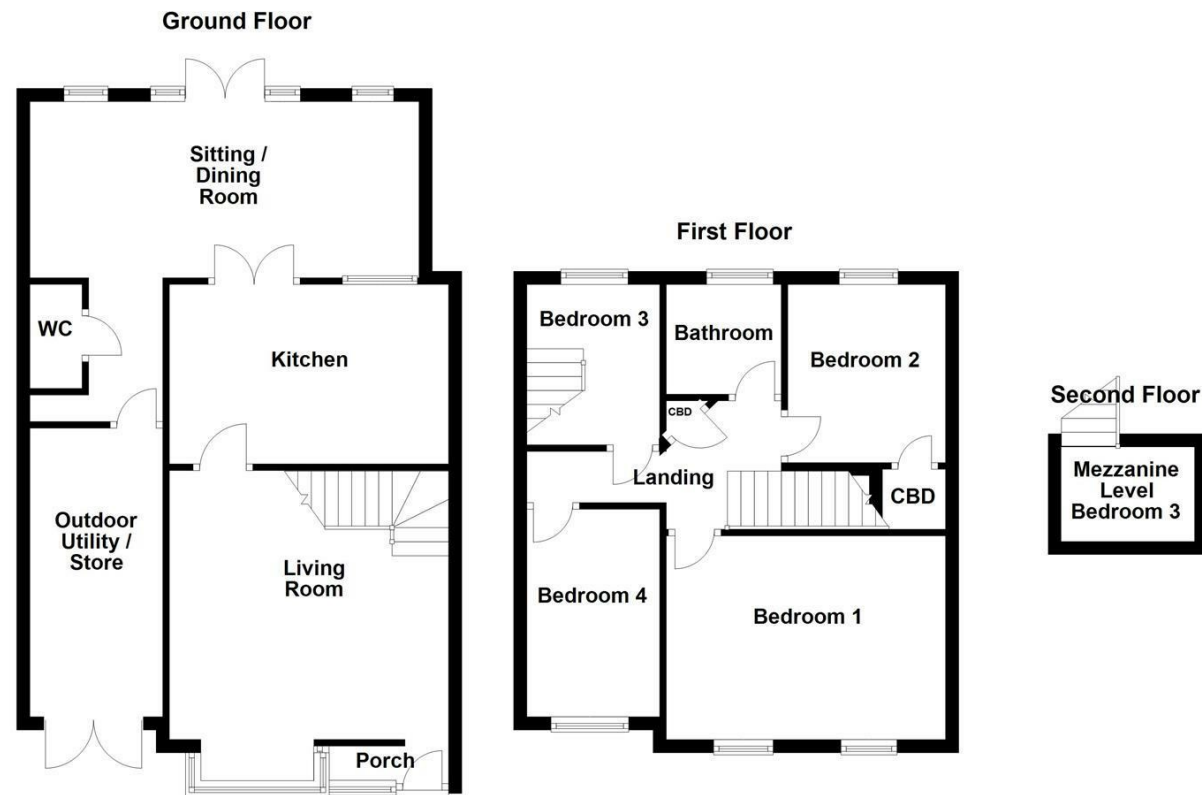
WAKEFIELD
01924 291 294

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.



15 Meadow Brook Close, Normanton, WF6 1TG

For Sale Freehold Offers Over £225,000

Situated in Normanton is this extended four bedroom semi detached family home benefitting from generously proportioned reception rooms, off road parking and an enclosed rear garden.

The property briefly comprises of the entrance porch, living room, kitchen, dining/sitting room, downstairs w.c. and outside utility/store. The first floor landing leads to four bedrooms (with bedroom three boasting an upper mezzanine level) and the house bathroom/w.c. Outside to the front of is a paved driveway providing off road parking and a timber outside utility/store. To the rear is an attractive tiered enclosed garden mainly a paved patio area with a raised artificial lawn.

Normanton plays host to a range of amenities including shops and schools. For those looking to commute further afield for work, the M62 motorway is only a short distance away and Normanton has its own railway station and main bus routes running to and from Wakefield and Pontefract.

Only a full internal inspection will reveal all that's on offer and an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed frosted window to the front with further window into the living room with an opening.

LIVING ROOM

13'11" x 13'4" [4.25m x 4.08m]

Spotlights to the ceiling, stairs to the first floor landing, UPVC double glazed box window to the front, central heating radiator and door through to the kitchen. Electric fireplace with laminate hearth, surround and mantle.

KITCHEN

13'10" x 9'0" [4.23m x 2.75m]

Range of modern wall and base units with acrylic slab tech work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob with extractor hood above and partial pyrex splash back, integrated oven, space and plumbing for a washing machine and slimline dishwasher. Space for a fridge/freezer, set of double doors and UPVC double glazed window to the sitting/dining room, spotlights to the ceiling and central heating radiator.



SITTING/DINING ROOM

8'9" x 19'4" [2.67m x 5.9m]

Spotlights and skylight to the ceiling, two central heating radiators, UPVC double glazed windows to the rear and set of UPVC double glazed French doors leading out to the rear. Doors to the outside utility/store and downstairs w.c.



W.C.

2'7" x 5'9" [0.79m x 1.76m]

Central heating radiator, low flush w.c., extractor fan, spotlights to the ceiling, ceramic wash basin built into storage unit and mixer tap.

OUTSIDE UTILITY/STORE

6'4" x 14'7" [1.94m x 4.46m]

Automatic spotlights to the ceiling, laminate work surface over and set of timber double gates leading to the driveway.

FIRST FLOOR LANDING

Loft access, partial spotlights to the ceiling and doors leading to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

10'2" x 13'11" [3.1m x 4.26m]

UPVC double glazed windows to the front, two central heating radiator.



BEDROOM TWO

8'11" x 7'10" [2.74m x 2.4m]

UPVC double glazed window to the rear, central heating radiator and access to overstairs storage cupboard.



BEDROOM THREE

6'3" x 8'0" [upper] 6'3" x 4'1" [lower] [1.91m x 2.45m [upper] 1.91m x 1.26m [lower]]

UPVC double glazed window to the rear and Velux skylight.



BEDROOM FOUR

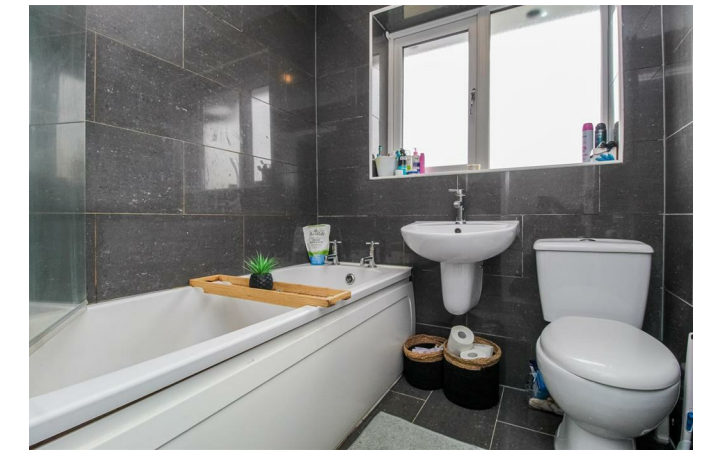
6'2" x 10'4" [1.88m x 3.15m]

UPVC double glazed window to the front, central heating radiator and vaulted ceiling.

BATHROOM/W.C.

5'7" x 5'5" [1.72m x 1.67m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property there is a paved driveway providing off road parking surrounded by timber fencing with timber double gates to the front. There is a timber outside utility/store. To the rear there is a tiered garden which is predominantly a paved patio area, perfect for outdoor dining and entertaining and an artificial lawn, fully enclosed by timber fencing.



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.