



WAKEFIELD  
01924 291 294

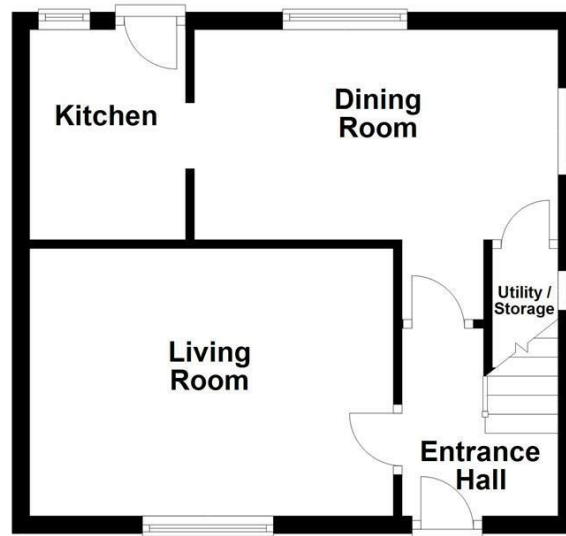
OSSETT  
01924 266 555

HORBURY  
01924 260 022

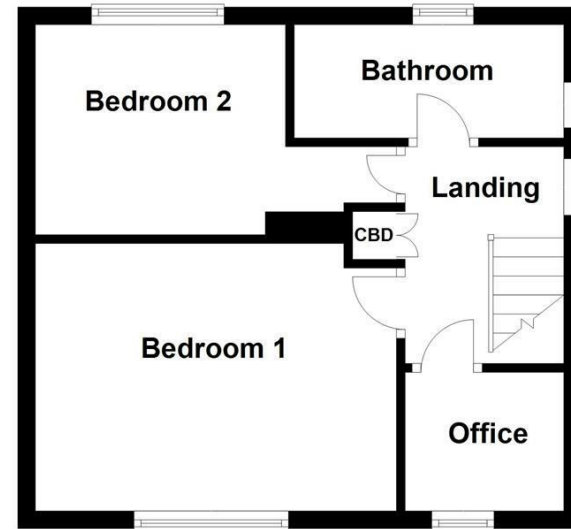
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 9 Chestnut Crescent, Normanton, WF6 1JN

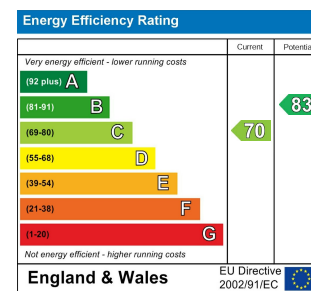
### For Sale Freehold Offers Over £155,500

Situated in Normanton is this two bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, living room, dining room, kitchen and utility/storage cupboard. The first floor landing leads to two bedrooms, the bathroom and office. Outside, the property is accessed via double iron gates onto a block paved driveway providing off road parking for three vehicles. The rear garden is laid to lawn with a planted bed border and block paved patio area, perfect for outdoor dining and entertaining, a brick built outbuilding, space for two timber sheds or a Jacuzzi, fully enclosed by timber fencing. The property has potential to create further accommodation in the loft or extend the kitchen, subject to the necessary consents and permissions.

Normanton is ideally placed for all local amenities such as shops and schools with Normanton town centre only a short distance away. Normanton has its own supermarket and railway station. For those looking to travel further afield, the M62 motorway is only a short drive away.

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



#### 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.

#### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

5'9" x 6'11" [1.77m x 2.13m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and stairs to the first floor landing. Doors to the living room and dining room.

##### LIVING ROOM

9'11" x 13'7" [3.03m x 4.15m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



##### DINING ROOM

13'7" x 12'5" [max] x 7'10" [min] [4.15m x 3.8m [max] x 2.4m [min]]

UPVC double glazed windows to the side and rear, central heating radiator, an opening through to the kitchen, coving to the ceiling and access to the utility/storage area.



##### KITCHEN

5'10" x 9'5" [1.78m x 2.88m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated oven, space for a fridge/freezer, central heating radiator and coving to the ceiling. UPVC double glazed window and UPVC frosted and stained glass double glazed door to the rear.



##### UTILITY/STORAGE AREA

2'11" x 4'5" [0.91m x 1.36m]

Space for washing machine and tumble dryer. UPVC double glazed frosted window to the side, power and light.

##### FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed frosted window to the side and doors to two bedrooms, the house bathroom, the storage cupboard and office.

##### BEDROOM ONE

13'6" x 10'0" [max] x 9'1" [min] [4.13m x 3.07m [max] x 2.78m [min]]

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



##### BEDROOM TWO

9'6" x 13'10" [max] x 8'10" [min] [2.91m x 4.22m [max] x 2.71m [min]]

Coving to the ceiling, UPVC double glazed window to the rear and central heating radiator.



##### OFFICE

5'10" x 4'11" [1.8m x 1.51m]

UPVC double glazed window to the front, central heating radiator and the Ideal boiler is housed in here.

##### BATHROOM/W.C.

4'10" x 10'1" [1.48m x 3.09m]

UPVC double glazed frosted windows to the side and rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, P-shaped bath with mixer tap and shower head attachment. Spotlights to the ceiling.



##### OUTSIDE

The front of the property is accessed via double iron gates onto a block paved driveway providing off road parking for several vehicles. The rear garden is laid to lawn with a planted bed border and block paved patio area, perfect for outdoor dining and entertaining, a brick built outbuilding, space for two timber sheds or a Jacuzzi, fully enclosed by timber fencing.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Normanton is a quiet safe town with good amenities, local churches, educational establishments. The local active Rugby field is adjacent to Chestnut Crescent. Police HQ is close by. With its own train station and excellent bus and motorway links within reach to Wakefield Town centre into Leeds, connecting to other UK Main train Lines. Wonderful neighbours."

##### 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.