



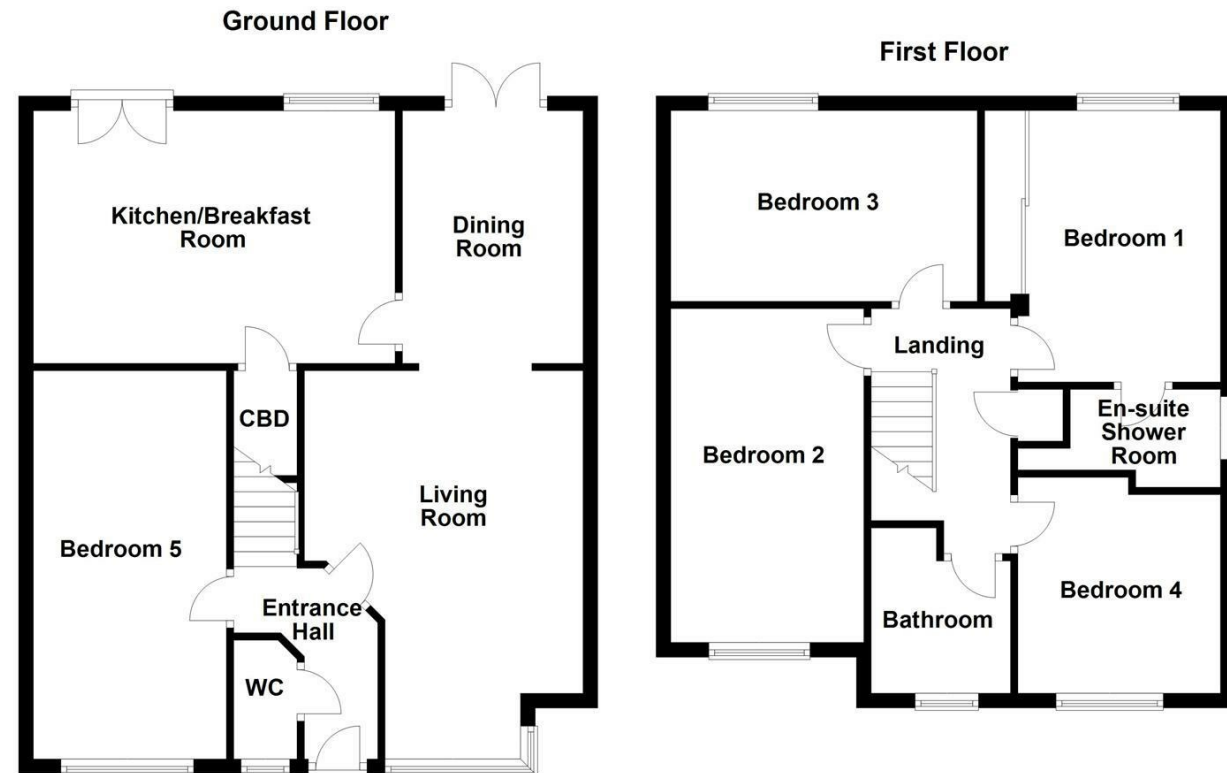
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## 7 Hazeltine Court, Normanton, WF6 1RZ

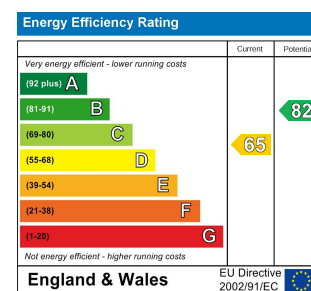
For Sale Freehold Offers Over £375,000

Enjoying a cul-de-sac location is this five double bedroom detached family home benefitting from modern fitted kitchen/breakfast room, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c. bedroom five/sitting room, living room, dining room and kitchen/breakfast room. The first floor landing leads to four bedrooms (with bedroom one boasting en suite shower room) and a modern three piece suite house bathroom/w.c. Outside to the front is a paved driveway providing off road parking for three vehicles with a tarmac single driveway to the side. A pathway leads through a cast iron gate entering the enclosed rear garden. Within the rear garden there's a paved patio area, perfect for al fresco dining overlooking an attractive lawned garden with timber shed, surrounded by timber fencing.

The property is situated in this highly convenient location with very easy access to the national motorway network and a range of amenities.

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.

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and Normanton office 01924 899870.

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Staircase with handrail leading to the first floor landing, coving to the ceiling, central heating radiator and doors to the downstairs w.c., living room and bedroom five.

### BEDROOM FIVE

83' x 17' [2.53m x 5.22m]

Currently utilised as a sitting room. UPVC double glazed window overlooking the front aspect, coving to the ceiling, inset spotlights to the ceiling and central heating radiator.



### W.C.

Low flush w.c., wash basin with chrome waterfall mixer tap built into high gloss vanity cupboards, fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling with inset spotlights within. UPVC double glazed frosted window to the front aspect and wall mounted chrome ladder style radiator.

### LIVING ROOM

81' [min] x 12'5" [max] x 17'6" [2.72m (min) x 3.79m (max) x 5.34m]

UPVC double glazed bay window with windows to two sides, built in electric fire with TV station surrounded by LED lighting. Coving to the ceiling, two central heating radiators and feature archway into the dining room.



### DINING ROOM

11'3" x 8'0" [3.44m x 2.46m]

Coving to the ceiling, set of UPVC double glazed French doors leading to the rear garden, central heating radiator and door providing access to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

16'2" x 11'3" [4.93m x 3.44m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back above. Central island with breakfast bar, integrated microwave oven, space for an American style fridge/freezer, Range cooker with five ring gas hob, glass splash back and cooker hood over with glass surround. Display cabinets, space and plumbing for a washing machine and space for a dishwasher. Built in wine rack, inset spotlights to the ceiling, fully tiled floor, two central heating radiators and timber door providing access to the understairs storage cupboard. UPVC double glazed window and a set of UPVC double glazed French doors leading out to the rear garden.



### FIRST FLOOR LANDING

Loft access and doors to four bedrooms, the house bathroom and storage cupboard with fixed shelving within.

### BEDROOM ONE

8'11" x 12'1" [2.74m x 3.69m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirror glass sliding doors. Door to the modern en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

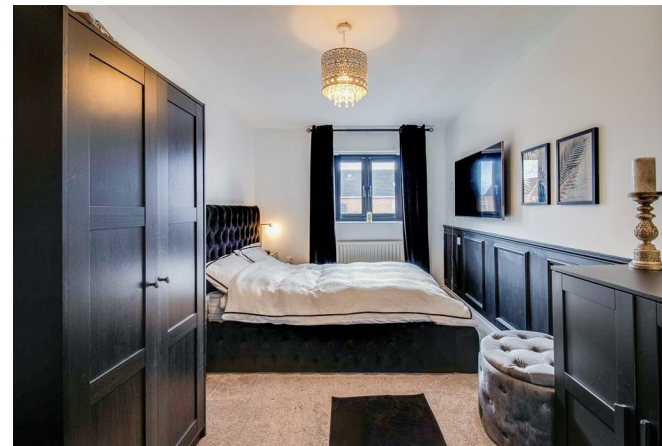
4'8" x 6'8" [min] x 8'11" [max] [1.44m x 2.04m [min] x 2.72m [max]]

Three piece suite comprising low flush w.c., wash basin with mixer tap built into high gloss drawers and larger than average shower cubicle with glass sliding door and mixer shower with jacuzzi style jets, rain shower head and shower attachment. Ladder style radiator, fully tiled walls and floor. UPVC cladding to the ceiling with chrome strips and inset spotlights within. UPVC double glazed frosted window to the side elevation and wall mounted extractor fan.

### BEDROOM TWO

8'8" x 14'11" [2.65m x 4.57m]

UPVC double glazed window overlooking the front elevation, central heating radiator and dado rail.



### BEDROOM THREE

8'6" x 13'5" [2.60m x 4.11m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR

9'0" x 9'1" [min] x 9'8" [max] [2.75m x 2.78m [min] x 2.95m [max]]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.

6'0" [min] x 6'10" [max] x 6'1" [1.84m [min] x 2.10m [max] x 1.86m]

Three piece suite comprising corner bath with chrome mixer tap, curved shower screen, mixer shower and shower attachment, concealed low flush w.c. and laminate wash basin with mixer tap built into curved vanity drawer with high gloss vanity cupboards surrounding. Fully tiled walls and floor, chrome ladder style radiator, UPVC cladding to the ceiling with inset spotlights, extractor fan to the ceiling and UPVC double glazed window overlooking the front elevation.



### OUTSIDE

To the front there is a large paved driveway providing off road parking with tarmacadam single driveway and a paved pathway leading through a cast iron gate accessing the enclosed rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes, an attractive lawned garden with timber shed and timber panelled surround fences on all three sides.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.