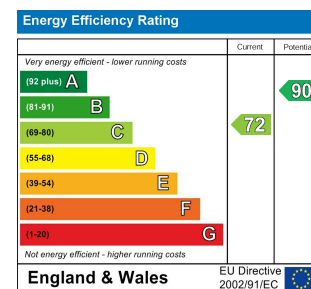
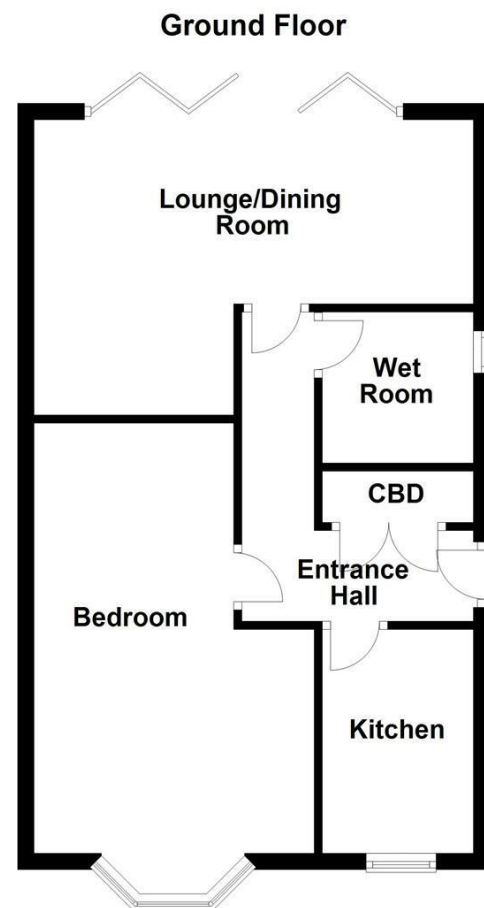




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



38 Beckbridge Way, Normanton, WF6 2SU
For Sale Freehold £220,000

Nestled in a cul-de-sac location is this well presented one bedroom semi detached bungalow (previously two bedrooms with the potential to convert back) benefitting from ample off road parking, single detached garage and low maintenance rear garden.

The property briefly comprises of the entrance hall, kitchen, lounge/dining room, wet room/w.c., bedroom and double doored utility/storage cupboard. Outside to the front of the property is a block paved driveway providing off road parking for three vehicles. A set of double gates lead down the side of the property furthering the off road parking and provide access to the single detached garage. To the rear is a low maintenance stone paved garden, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with insulated timber built summerhouse.

The property is within walking distance to the local amenities and schools within Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway link is only a short distance away.

Ideal for those looking to downsize, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, central heating radiator and loft access to the partially boarded for storage. Doors to the kitchen, bedroom, lounge/dining room, wet room and a set of double doors to a utility room/storage cupboard housing the boiler.

KITCHEN

9'0" x 6'0" (2.75m x 1.85m)

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher and washing machine. Integrated oven, four ring electric hob with partial pyrex splash back and extractor hood above. UPVC double glazed window to the front and central heating radiator.

BEDROOM

17'3" x 11'3" (max) x 8'3" (min) (5.26m x 3.43m (max) x 2.54m (min))

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



WET ROOM/W.C.

6'2" x 6'1" (1.89m x 1.86m)

UPVC double glazed frosted window to the side, extractor fan, central heating radiator, pedestal wash basin with mixer tap, low flush w.c. with built in bidet and electric shower. Fully tiled walls.



LOUNGE/DINING ROOM

11'10" x 17'7" (max) x 8'3" (min) (3.63m x 5.38m (max) x 2.53m (min))

Set of bi-folding doors leading out to the rear garden and two central heating radiators.



OUTSIDE

To the front of the property there is block paved driveway providing off road parking for three vehicles and a set of double side gates leading to a further block paved driveway and single

detached garage with separate access door, power and light. There is an attractive low maintenance rear garden mainly stone paved, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with an insulated summerhouse with power and light, which could be used for a variety of purposes.



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.