



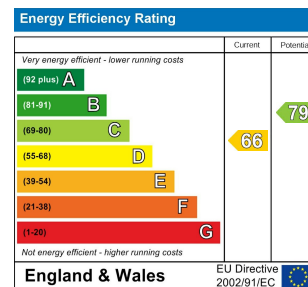
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



**90 Cambridge Street, Normanton, WF6 1ER**

**For Sale Freehold £165,000**

Situated on Cambridge Street in Normanton is this three bedroom mid terrace property with accommodation spanning over three floors and benefitting from well proportioned accommodation and gardens to the front and rear.

The property briefly comprises of entrance porch, living room, further hallway leading to the kitchen and dining room. The first floor landing leads to two bedrooms and the house bathroom/w.c. with a further set of stairs leading to bedroom one located on the second floor. Outside to the front is a small buffer garden with paved pathway leading to the front door. To the rear is a low maintenance paved yard, ideal for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property is situated in this popular residential area within very easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Normanton. Normanton has its own railway station and ready access to the national motorway network.

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



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## ACCOMMODATION

### ENTRANCE PORCH

Composite front entrance door, timber framed door leading to the living room and UPVC double glazed frosted window to the side.

### LIVING ROOM

12'5" x 12'9" [3.79m x 3.91m]

Dado rail, coving to the ceiling, ceiling rose, UPVC double glazed window to the front, central heating radiator and door to a further hallway. Gas fireplace with tiled hearth, tiled surround and marble mantle.



### HALLWAY

Stairs to the first floor landing and door to the dining room.

### DINING ROOM

12'9" x 12'9" [3.9m x 3.91m]

An opening into the kitchen, door leading down to the cellar, UPVC double glazed window to the garden, central heating radiator and coving to the ceiling.

### KITCHEN

10'0" x 6'9" [3.05m x 2.07m]

Range of modern wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back. Integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, pull out ladder style cupboard and five ring gas hob with extractor hood above. The boiler is housed in here. Column central heating radiator, coving to the ceiling and UPVC double glazed window and door to the rear garden.

### FIRST FLOOR LANDING

Coving to the ceiling, doors leading to two bedrooms, the house bathroom and door with stairs providing access to bedroom one.

### BEDROOM TWO

11'7" x 9'6" [max] x 8'9" [min] [3.54m x 2.9m [max] x 2.67m [min]]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, set of fitted wardrobes and access to an understairs storage cupboard.



### BEDROOM THREE

12'9" x 8'3" [max] x 6'7" [min] [3.91m x 2.54m [max] x 2.02m [min]]

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

### BATHROOM/W.C.

9'7" x 5'8" [max] x 4'5" [min] [2.94m x 1.74m [max] x 1.36m [min]]

UPVC double glazed frosted window to the rear, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Panelled bath with mixer tap and overhead shower head attachment. Fully tiled.



### BEDROOM ONE

13'2" x 12'7" [max] x 8'2" [min] [4.02m x 3.85m [max] x 2.5m [min]]

Spotlights to the ceiling, velux skylight, central heating radiator and access to the storage eaves.



## OUTSIDE

To the front of the property there is a small buffer garden which is mainly slate with paved and planted features with a paved pathway to the front door. To the rear there is a low maintenance yard, mainly paved, ideal for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## 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.