



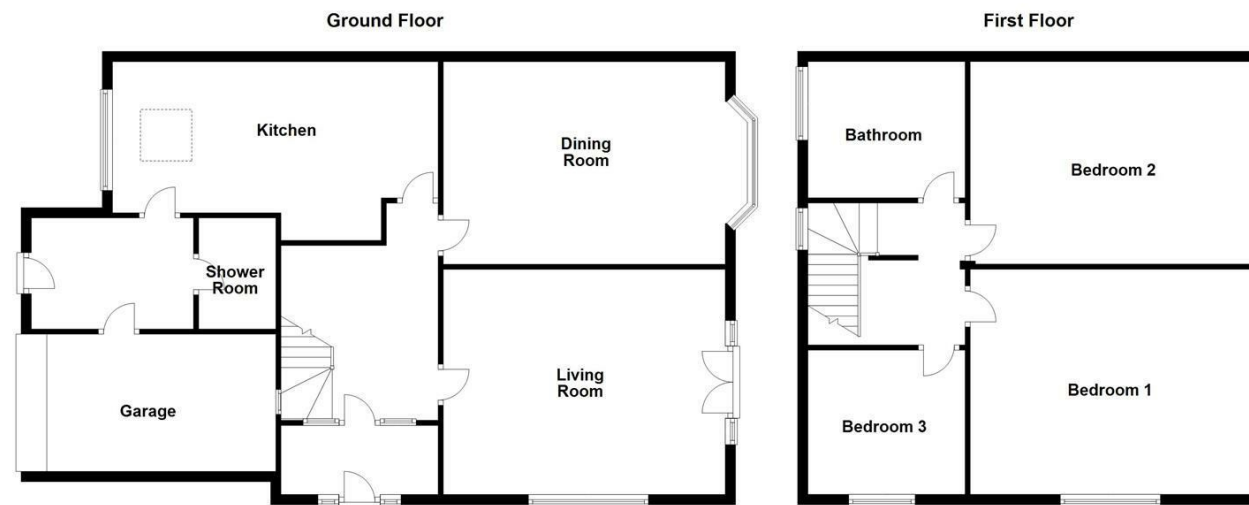
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PONTEFRACT & CASTLEFORD
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223 Wakefield Road, Normanton, WF6 1BP

For Sale Freehold £380,000

A grandly proportioned three double bed roomed former vicarage set on a stunning corner garden plot in this sought after area on the fringe of Normanton.

With a gas fired central heating system and sealed unit double glazed windows, this characterful period family home offers generously proportioned accommodation over two levels, elegantly finished to a lovely standard with beautifully tended gardens. The formal entrance porch has leaded stained glass windows and leads through into a welcoming central reception hall. The main living room is of grand proportions with a bay window plus a further set of French doors leading out to the garden. Alongside there is a large dining room, again with windows overlooking the gardens. The kitchen has been extended to create a thoughtfully planned room fitted with a good range of cupboards with granite work tops and integrated appliances. To the side of the house there is an everyday entrance hall that leads through into a downstairs shower room and also has internal access through to the integral garage. To the first floor the main two bedrooms are of grand proportions with a further double bedroom in addition, all served by a modern shower room, finished in an attractive contemporary style. Outside, the property has beautifully tended gardens sweeping around the house, as well as a gated driveway that provides off street parking and turning space leading up to the integral garage.

The property is situated in this sought after residential area on the fringe of Normanton within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the town centre of Normanton, which also has a railway station and ready access to the national motorway network.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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,

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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 PORCH

10'2" x 3'11" (3.1m x 1.2m)

Leaded stained glass features to the entrance door, chequerboard floor tiling and an inner door in an ecclesiastical style with stained glass painting believed to date from the Polish parishioners during World War II.

RECEPTION HALL

13'9" x 10'2" (max) (4.2m x 3.1m (max))

Turned staircase to the first floor with understairs store, central heating radiator and a continuation of the chequerboard floor tiling.

LIVING ROOM

18'4" x 14'5" (5.6m x 4.4m)

A grandly proportioned room with French doors to the side and bay window to the front. Central heating radiator concealed in a cabinet and feature fireplace with marbled surround and hearth housing a living flame coal effect gas fire. Moulding ceiling cornice and picture rail.



DINING ROOM

18'0" x 13'1" (5.5m x 4.0m)

A second large reception room with part dado panelling, central heating radiator concealed in a cabinet, former fireplace set in a tiled surround with ornate wooden mantle. Bay window to the side and built-in display shelves with cupboards under. Stripped and varnished floorboards, moulded ceiling cornice, lincrusta features and picture rail.



KITCHEN

21'3" x 11'5" (6.5m x 3.5m)

A sympathetically extended room fitted to a lovely standard with a good range of wall and base units with granite work tops incorporating acrylic sink unit, five ring ceramic hob with filter hood over. Space for a side-by-side American style fridge/freezer, separate drinks fridge, integrated oven and grill, integrated microwave and built-in seating. Central heating radiator and polished tiled floor, under floor heating. Window to the side and velux style roof light for additional natural light.



SIDE ENTRANCE HALL

9'10" x 7'2" (3.0m x 2.2m)

UPVC entrance door, wood strip flooring and central heating radiator. This useful room is the everyday entrance to this lovely family home and leads through the downstairs shower room.

DOWNSTAIRS SHOWER ROOM/W.C.

6'10" x 4'3" (2.1m x 1.3m)

Fitted with a three piece white and chrome suite comprising corner shower cubicle, wall mounted wash basin and low suite w.c. Tiled walls and floor, ladder style heated towel rail and extractor fan.

INTEGRAL GARAGE

15'1" x 8'10" (4.6m x 2.7m)

Automated up and over door to the front, high level window to the side and personal door through to the side entrance porch. Wall mounted gas fired central heating boiler and access hatch to the secondary loft space.

FIRST FLOOR LANDING

Stained glass feature window to the side, picture rail and part dado panelling.

BEDROOM ONE

18'0" x 14'5" (5.5m x 4.4m)

An elegantly sized room with windows to both the front and side, two central heating radiators concealed in cabinets, moulded ceiling cornice and picture rail.



BEDROOM TWO

18'4" x 13'1" (5.6m x 4.0m)

A further grandly proportioned bedroom with a window to the side, two central heating radiators, picture rail and ceiling cornice.

BEDROOM THREE

10'2" x 8'6" (3.1m x 2.6m)

Window to the front, central heating radiator concealed in a cabinet, ceiling cornice and picture rail.

SHOWER ROOM/W.C.

9'10" x 8'6" (3.0m x 2.6m)

A contemporary styled shower room finished to a lovely standard with a large walk in shower with twin head showers and glazed screen, wide vanity wash basin with corian work top and cupboards under. Wall hung w.c. with concealed cistern, frosted window to the side with shutters, Victorian style heated towel rail and extractor fan. Loft access hatch.



OUTSIDE

To the front the property has a beautifully tended garden with a large lawn surrounded by well stocked beds and borders. A summerhouse in the corner provides lovely views back towards the house as the garden pans round to the side with a continuation of the lawn as well as a stone paved patio area. From Wakefield Road a gated driveway provides ample off street parking and turning space and leads up to the integral garage.



COUNCIL TAX BAND

The council tax band for this property is C.

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.