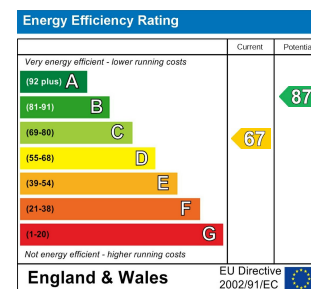
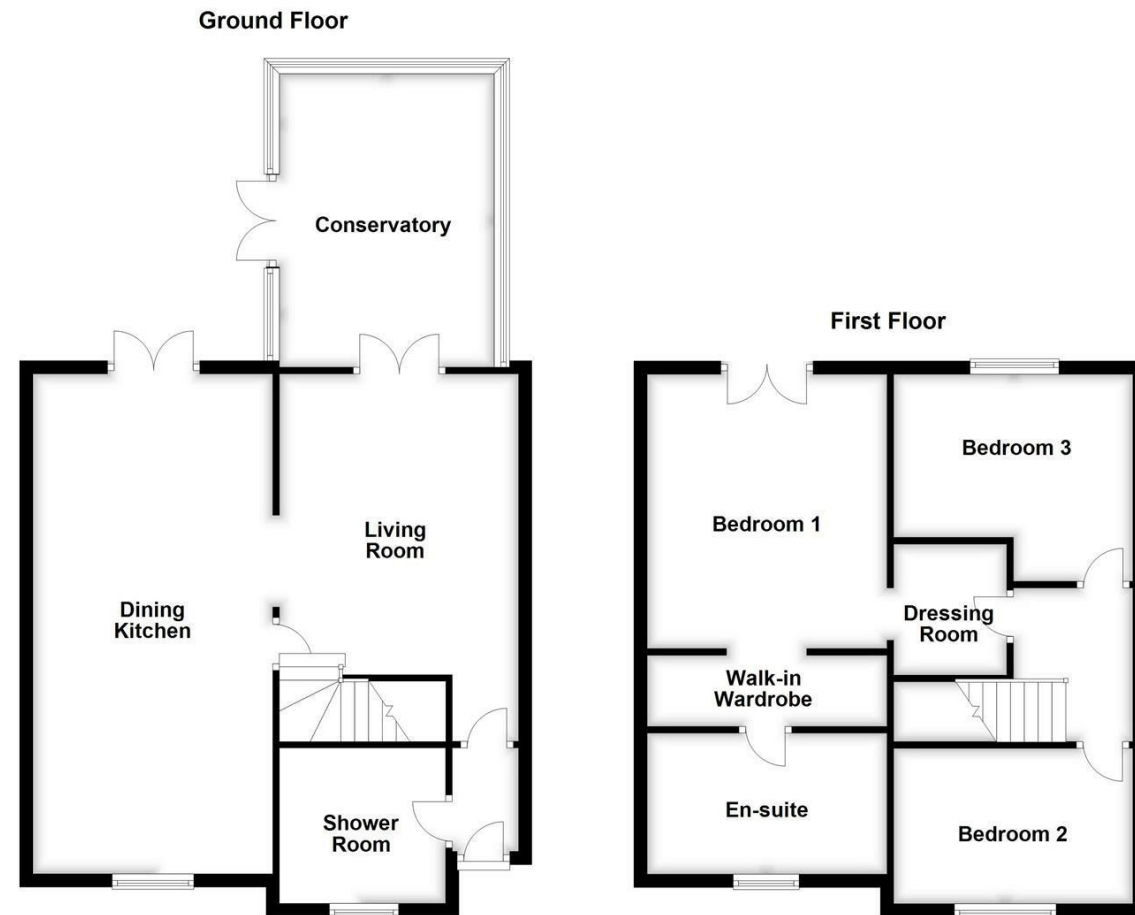




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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.



21 Rosemount Drive, Normanton, WF6 1WG
For Sale Freehold £285,000

Extended and improved to a fantastic standard, a deceptively spacious three double bed roomed family home ideal for entertaining with good sized gardens both front and rear, all positioned at the head of the cul-de-sac in this sought area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and thoughtfully presented house is approached via a welcoming entrance hall that has a downstairs shower room off to the side. The main living room has double doors through to a conservatory that takes full advantage of the views over the back garden. The hub of this lovely family is the dining kitchen which is a large open space, fitted to an impressive standard and having double doors leading straight out onto the garden. To the first floor the principal bedroom is approached via a dressing room and there are two walk in wardrobes in addition, as well as a luxuriously appointed en suite. There are two further double bedrooms on the first floor. Outside, the property has a large enclosed garden area to the front that provides ample off street parking as well as having two lawns and a useful storage shed. To the rear there is a particularly private garden laid mainly to lawn with a well planned entertaining area immediately outside the house with provision for a hot tub, pizza oven and bar.

The property is situated at the head of a cul-de-sac in this sought after residential area within very easy reach of the broad range of shops, schools and recreational facilities on offer in the centre of Normanton. Normanton itself has its own railway station and ready access to the motorway network.



ACCOMMODATION

ENTRANCE HALL

5'2" x 3'7" [1.6m x 1.1m]

Panelled front entrance door, central heating radiator and doors to the downstairs shower room and living room.

SHOWER ROOM/W.C.

7'10" x 7'2" [2.4m x 2.2m]

Frosted window to the front, part tiled walls and fitted with a three piece suite comprising corner shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. Double central heating radiator, space and plumbing for a washing machine and cupboard concealing the gas fired central heating boiler.



LIVING ROOM

15'5" x 11'9" [4.7m x 3.6m]

Double central heating radiator, provision for a wall mounted television, stairs to the first floor and useful understairs cupboard.



CONSERVATORY

14'9" x 10'9" [4.5m x 3.3m]

Double doors out to the patio, tiled floor and taking advantage of the views over the back garden.



DINING KITCHEN

24'7" x 11'9" [7.5m x 3.6m]

A magnificent room, to the kitchen area: a good range of white fronted contemporary style wall and base units with laminate work tops and tiled splash backs. Inset sink unit, space for an American style side-by-side fridge/freezer, integrated dishwasher, four ring gas on glass hob with filter hood over, built in oven and matching breakfast bar. To the dining area: further central heating radiator, provision for a wall mounted television and double doors out to the back garden.



FIRST FLOOR LANDING

Loft access hatch.

DRESSING ROOM

6'2" x 5'6" [1.9m x 1.7m]

Archway into the principal bedroom.

PRINCIPAL BEDROOM

13'9" x 11'9" [4.2m x 3.6m]

Juliet balcony overlooking the garden to the rear, central heating radiator, provision for a wall mounted television and archway through to the walk in wardrobe.



WALK IN WARDROBE

12'1" x 6'10" [3.7m x 2.1m]

Inner door to the en suite.

EN SUITE/W.C.

11'9" x 7'2" [3.6m x 2.2m]

Frosted window to the front and luxuriously appointed with a four piece white and chrome suite comprising panelled bath, separate large shower cubicle with twin head shower and glazed screen, twin vanity wash basins and low suite w.c. Part tiled walls and floor and chrome ladder style heated towel rail.

BEDROOM TWO

11'9" x 7'10" [3.6m x 2.4m]

Window to the front, central heating radiator and useful overstairs cupboard.



BEDROOM THREE

11'9" x 10'5" (max) [3.6m x 3.2m (max)]

Window overlooking the back garden, central heating radiator and full width fitted wardrobe with mirror front doors.

OUTSIDE

To the front has a large enclosed garden area with parking for several vehicles, two lawns, gravelled area and useful area with garden shed. A pathway passes the side of the extended house and leads round to the rear where is a particularly private garden with a block paved patio with provision for a hot tub, pizza oven and wooden bar. Beyond the patio sitting area, there is a lovely level lawn leading up to a further decked sitting area and wooden shed beyond.



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.