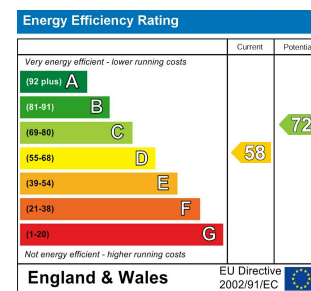
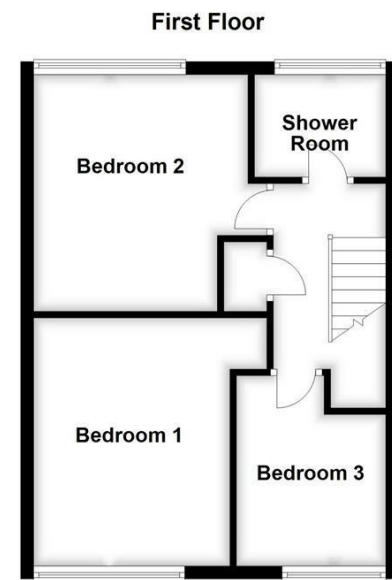
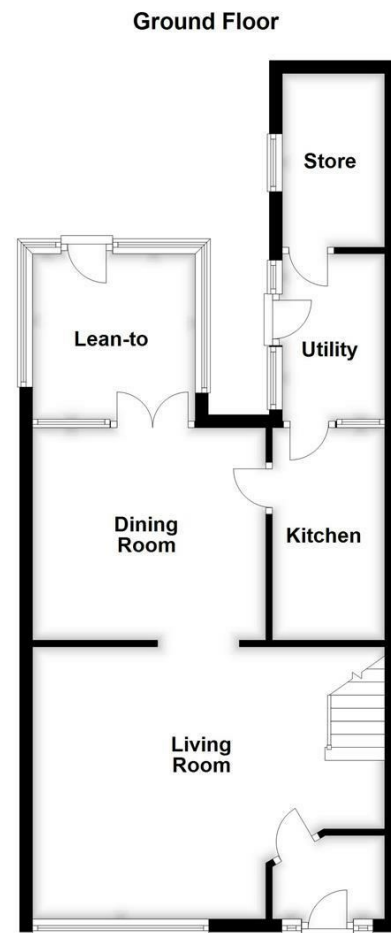




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**IMPORTANT NOTE TO PURCHASERS**

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.



**2 Park Close, Normanton, WF6 1AS**

**For Sale Freehold £120,000**

A deceptively spacious three bedroomed town house situated on the fringe of the town centre within very easy reach of the local facilities.

With a communally powered central heating system and sealed unit double glazed windows, this comfortable house is approached via a welcoming entrance hall that opens into a good sized living room overlooking the front. An archway then leads through into a separate dining room that has French doors into a lean-to overlooking the back garden. The kitchen is fitted with a range of units and leads through into a separate utility room beyond which is a useful store room. To the first floor there are two double bedrooms plus a further good sized single bedroom, all served by a modern shower room fitted with a white and chrome suite. Outside, the property has low maintenance gardens to both the front and rear.

The property is situated on the fringe of the town centre within very easy reach of the broad range of shops, schools and recreational facilities on offer in Normanton. The town also has its own railway station and ready access to the motorway network.



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#### KITCHEN

11'9" x 3'10" [3.6m x 1.17m]

Fitted with a range of wall and base units with laminate work tops and part tiled walls. Stainless steel sink unit, point for an electric cooker and space and plumbing for a slimline dishwasher. Central heating radiator.

#### UTILITY ROOM

8'10" x 5'2" [2.7m x 1.6m]

Plumbing for a washing machine and an external door to the side.

#### STORE ROOM

8'10" x 6'2" [2.7m x 1.9m]

Frosted window to the side.

#### FIRST FLOOR LANDING

Loft access hatch and built in airing cupboard housing the insulated hot water cylinder.

#### BEDROOM ONE

12'5" x 9'10" [3.8m x 3.0m]

Window to the front and central heating radiator.



#### BEDROOM TWO

12'1" x 10'9" [max] [3.7m x 3.3m [max]]

Window to the rear, central heating radiator and range of fitted wardrobes and cupboards.



#### BEDROOM THREE

9'10" x 7'10" [max] [3.0m x 2.4m [max]]

Window to the front and central heating radiator.

#### SHOWER ROOM/W.C.

6'10" x 5'6" [2.1m x 1.7m]

Frosted window to the rear, tiled walls and fitted with a three piece

white and chrome suite comprising corner shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator.



#### OUTSIDE

To the front the property has a low maintenance garden with a hand gate to the foot path. To the rear of the house there is a slightly larger garden, paved for low maintenance with a hand gate to the rear.



#### ACCOMMODATION

##### ENTRANCE PORCH

5'6" x 4'3" [max] [1.7m x 1.3m [max]]

UPVC front entrance door with glazed side screens and inner door to the living room.

##### LIVING ROOM

18'0" x 13'9" [max] [5.5m x 4.2m [max]]

Window to the front, central heating radiator and stairs to the first floor.



##### DINING ROOM

12'1" x 10'9" [3.7m x 3.3m]

Approached via an archway from the living room and having a feature fireplace with point for an electric fire and double doors through to a lean-to. Central heating radiator.



##### LEAN-TO

8'6" x 8'2" [2.6m x 2.5m]

External door to the rear.



#### PLEASE NOTE

Interested parties should note that this property is System Built which may affect the availability of mortgage finance from some lenders. Please ask for further details.

#### 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.