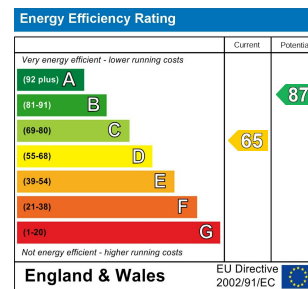
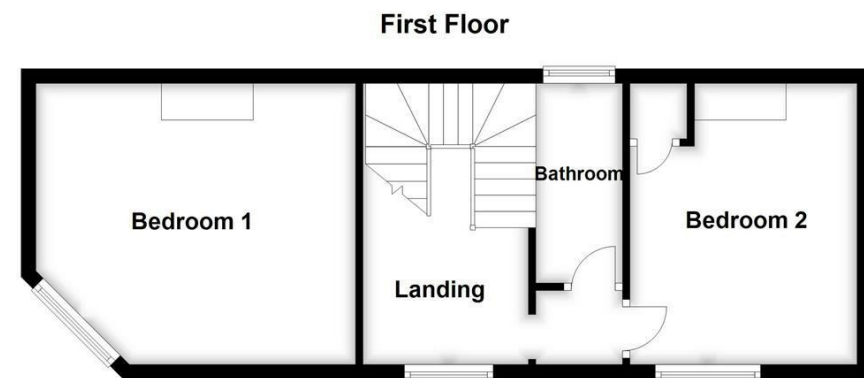
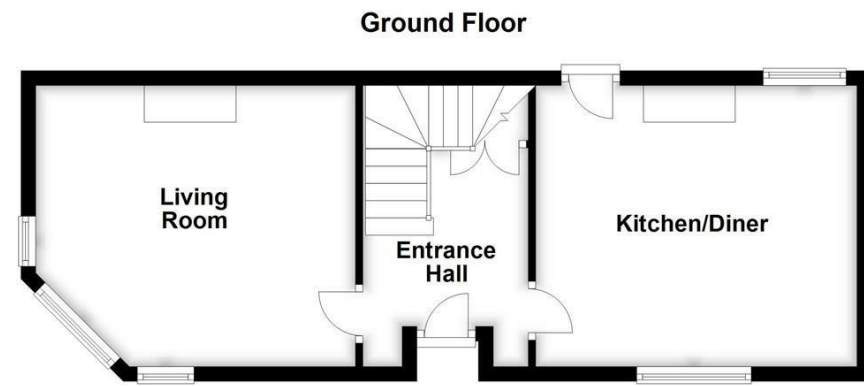




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

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.



35 Princess Street, Normanton, WF6 1AB

For Sale Freehold £110,000

A superb opportunity to purchase this two bedroom mid terrace property benefitting from two double bedrooms and low maintenance rear yard.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, spacious living room, kitchen/diner. The first floor landing leads to two double bedrooms and a three piece suite house bathroom/w.c. Outside, to the rear is a low maintenance yard.

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

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



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, laminate flooring, central heating radiator, understairs storage cupboard and doors to the kitchen/diner and living room.

LIVING ROOM

12'9" x 14'4" [3.89m x 4.39m]

Marble hearth with marble matching interior and wooden decorative surround. Ornate coving to the ceiling, UPVC double glazed windows overlooking the front aspect and central heating radiator.



KITCHEN/DINER

14'5" x 11'10" [4.40m x 3.63m]

Range of wall and base units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, integrated oven and grill with four ring electric hobs and cooker hood over. Space for a freestanding fridge/freezer, UPVC double glazed windows to the front and rear aspect. UPVC rear door, laminate flooring and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation and doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 14'6" [3.91m x 4.43m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

10'7" x 12'0" [3.25m x 3.66m]

Cupboard housing the boiler with storage space under and shelving above. UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.

8'3" x 4'0" [2.53m x 1.22m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and pedestal wash basin with two taps. Partially tiled walls, central heating radiator, UPVC double

glazed frosted window overlooking the rear elevation, loft access and wall mounted electric heater.



OUTSIDE

To the front of the property there is on street parking. Whilst to the rear is a low maintenance tarmacadam yard.

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.