



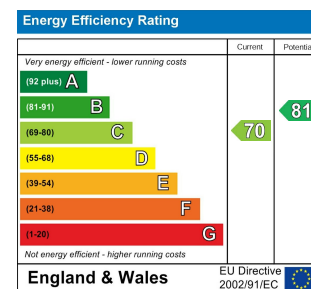
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

**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.



**1 Newfield Close, Normanton, WF6 1SJ**

**For Sale Freehold £350,000**

OFFERED WITH NO CHAIN. A substantial three/four bedroomed detached family house occupying an enviable corner plot at the head of a cul-de-sac in this sought after residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that has a guest cloakroom to the rear. The main living room is of good proportions with a bow window to the front and feature fireplace. An archway then leads through into a separate dining room to the rear. There is a further sitting room in addition with windows to both the front and rear and stairs that lead up to a good sized play room which has great potential to be used as a fourth bedroom, or indeed as a self contained suite for a dependant relative. To the rear of the dining room there is a conservatory taking full advantage of the views over the back garden and the kitchen is fitted to a good standard with a separate breakfast room to the rear. To the first floor the principal bedroom looks out to the front with a good range of fitted wardrobes. The second double bedroom also has a good range of fitted wardrobes and looks out to the rear. The third bedroom looks out to the front and the bathroom is fitted with a white and chrome three piece suite. Outside, the property has a neat garden to the front together with ample driveway parking that passes the side of the house and leads up to a garage to the rear. The main gardens lie to the side and rear of the house with an expansive lawn, patio sitting areas and an excellent degree of privacy afforded by tall boundary hedging.

The property is situated at the head of a cul-de-sac in this sought after residential area on the fashionable south side of Normanton. Normanton itself offers a good range of local shops, schools and recreational facilities, as well as having its own railway station and ready access to the national motorway network.



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#### ACCOMMODATION

##### RECEPTION HALL

6'10" x 6'2" [2.1m x 1.9m]

Composite front entrance door, window to the side, central heating radiator and wood effect laminate flooring. Stairs to the first floor.

##### GUEST TOILET

6'10" x 2'11" [2.1m x 0.9m]

Re-fitted to a lovely standard with a contemporary white and chrome cloakroom suite comprising low suite w.c. with concealed cistern and wall mounted wash basin. Part tiled walls and floor. Extractor fan.

##### LIVING ROOM

14'1" x 13'5" [4.3m x 4.1m]

Bow window to the front, double central heating radiator, dado rail and feature fireplace with marbled insert and hearth housing a living flame coal effect gas fire. Archway through to the adjoining dining room.

##### DINING ROOM

12'1" x 10'5" [3.7m x 3.2m]

Central heating radiator, dado rail and French doors through to the conservatory.



##### SITTING ROOM

16'8" x 10'9" [5.1m x 3.3m]

Windows to both the front and rear, double central heating radiator and secondary staircase up to the play room.

##### PLAY ROOM

16'8" x 10'9" [5.1m x 3.3m]

Windows to both the front and rear and central heating radiator.

##### CONSERVATORY

10'5" x 9'6" [3.2m x 2.9m]

Taking full advantage of the views over the back garden and having a French door out to the patio. Tiled floor.



##### KITCHEN

10'9" x 7'6" [3.3m x 2.3m]

Window to the side and fitted with a cream fronted range of wall and base units with laminate work tops, tiled walls and incorporating a composite sink unit, a slot in point for an electric cooker, space and plumbing for a washing machine and dishwasher. Space for a tall fridge/freezer. Archway through to the adjoining breakfast room.

##### BREAKFAST ROOM

10'9" x 7'10" [3.3m x 2.4m]

Stable style door through to the conservatory, window overlooking the back garden, central heating radiator, wood effect laminate flooring and an external door to the side.



##### FIRST FLOOR LANDING

Window to the side and loft access point.

##### BEDROOM ONE

13'1" x 12'1" [max] [4.0m x 3.7m [max]]

Window to the front, central heating radiator and range of full height fitted wardrobes with three mirror fronted sliding doors.



##### BEDROOM TWO

10'2" x 9'6" plus wardrobes [3.1m x 2.9m plus wardrobes]

Window overlooking the back garden, central heating radiator, vanity wash basin with cupboards under and full width range of double fronted fitted wardrobes.



##### BEDROOM THREE

10'2" x 4'3" [max] [3.1m x 1.3m [max]]

Window to the front, central heating radiator, fitted double wardrobe and further overstairs bulkhead wardrobe.

##### BATHROOM/W.C.

9'6" x 5'2" [2.9m x 1.6m]

Frosted windows to the side and rear, tiled walls and floor and fitted with a three piece white and chrome suite comprising corner bath with Myra electric shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail.



##### OUTSIDE

To the front the property has a neat lawned garden with boundary wall and hedging as well as a driveway that provides ample off street parking passing the side of the house and leading up to a garage to the rear. Immediately outside the back of the house there is a lovely patio sitting area which leads straight onto a good sized corner plot lawned garden with mature tall boundary hedges providing an excellent degree of privacy.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.