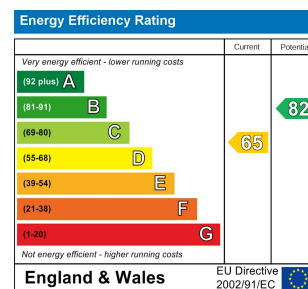
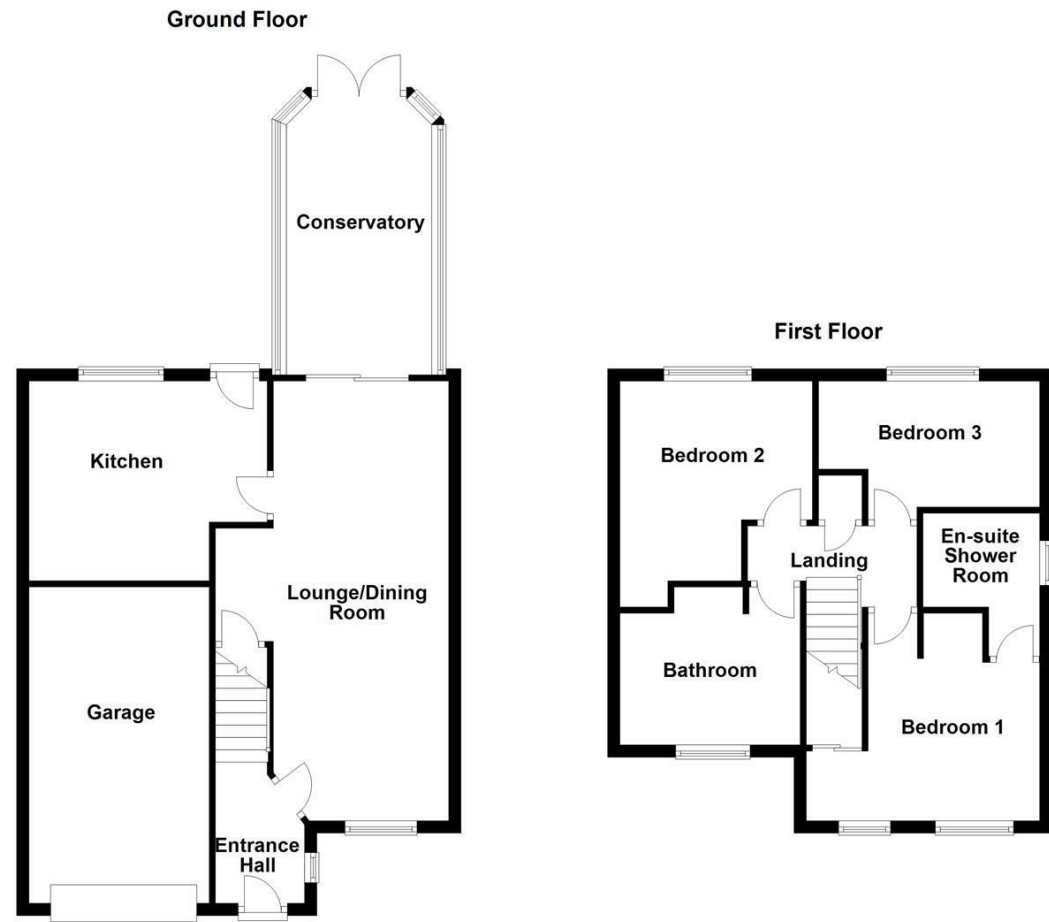




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**7 Princess Court, Normanton, WF6 1TU**  
**For Sale Freehold Offers Over £275,000**

Situated on the edge of this sought after development and nestled within a cul-de-sac, this three double bedroom detached family home benefits from well proportioned accommodation throughout and a larger than average rear garden.

The property briefly comprises of the entrance hall, lounge/dining room, kitchen and conservatory. The first floor landing leads to three double bedrooms (bedroom one with en suite shower room), the family bathroom/w.c. Outside to the front of the property the garden is laid to lawn with planted bed borders, mature conifer trees and tarmac driveway providing off road parking leading to the single integral garage. To the rear there is a larger than average lawned garden with small paved area and fully enclosed by timber fencing.

Normanton is ideally located for all local shops and amenities including schools. For those looking to travel further afield, Normanton has its own railway station and is on main bus routes to and from Leeds, Wakefield and Castleford. The M62 motorway is also only a short drive away.

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



#### ACCOMMODATION

##### ENTRANCE HALL

Composite door with frosted pane, UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing and door to the living room.

##### LIVING ROOM/DINING ROOM

23'6" x 12'9" [max] x 7'1" [min] [7.18m x 3.9m [max] x 2.17m [min]]  
UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, access to understairs storage cupboard, alcove under the stairs and with living flame effect gas fire set into marble back and hearth with decorative marble effect fire surround. Set of UPVC double glazed sliding doors into the conservatory and door to the kitchen.



##### KITCHEN

12'7" x 10'7" [max] x 7'5" [min] [3.86m x 3.25m [max] x 2.28m [min]]  
Range of solid oak wall and base units with granite work surface over, inset ceramic 1 1/2 sink and drainer with mixer tap and granite splash back. Four ring Bosch induction hob with extractor hood above, integrated Bosch double oven and grill, integrated fridge/freezer, dishwasher and washing machine. Central heating radiator, composite rear door with frosted pane and UPVC double glazed window to the rear.



##### CONSERVATORY

14'7" x 8'4" [max] x 4'9" [min] [4.47m x 2.55m [max] x 1.47m [min]]  
Surrounded by UPVC double glazed windows, a set of UPVC double glazed French doors to the rear, tiled floor and wall mounted heater.



##### FIRST FLOOR LANDING

Central heating radiator, loft access and doors to three bedrooms, the house bathroom and storage cupboard housing the water tank.

##### BEDROOM ONE

12'9" x 11'8" [max] x 3'7" [min] [3.89m x 3.58m [max] x 1.1m [min]]  
Two UPVC double glazed windows to the front, central heating radiator, range of fitted wardrobes, further built in wardrobe unit and dressing table. Door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

6'6" x 5'11" [max] x 3'9" [min] [1.99m x 1.81m [max] x 1.16m [min]]  
UPVC double glazed frosted window to the side, extractor fan, central heating radiator, low flush w.c., pedestal wash basin, shaver socket point and fully tiled shower cubicle with shower head attachment and glass shower screen. Tiled floor.

##### BEDROOM TWO

9'4" x 12'7" [max] x 8'0" [min] [2.86m x 3.85m [max] x 2.44m [min]]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



##### BEDROOM THREE

12'9" x 8'0" [max] x 5'6" [min] [3.9m x 2.44m [max] x 1.7m [min]]  
Central heating radiator and UPVC double glazed window to the rear.



##### BATHROOM/W.C.

8'5" x 7'1" [max] x 5'5" [min] [2.58m x 2.16m [max] x 1.67m [min]]  
UPVC double glazed frosted window to the front, fitted storage units, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with shower head attachment and glass shower screen. Predominantly tiled walls, tiled floor, extractor fan and shaver socket point. Feature alcove with downlighting with storage cupboard.



##### OUTSIDE

To the front of the property the garden is laid to lawn with planted bed borders, mature conifer trees and tarmac driveway providing off road parking leading to the single integral garage. To the rear there is a larger than average lawned garden with small paved area and fully enclosed by timber fencing. Outside water tap, outside lighting and electrical point.



##### GARAGE

8'9" x 16'1" [2.69 x 4.92m]  
Manual up and over door, power and light. The Ideal boiler is housed in here.

##### 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.