



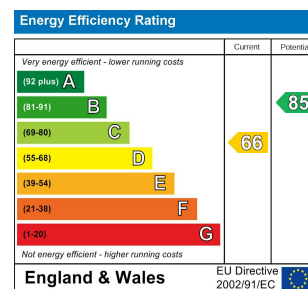
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#### IMPORTANT NOTE TO PURCHASERS

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.



## 57 Cambridge Street, Normanton, WF6 1ES

For Sale Freehold £249,950

A deceptively spacious four bedroom end terrace property conveniently situated close to local amenities and transport links.

The accommodation fully comprises of the entrance hall, living room, dining room and fitted kitchen with access down to the useful cellar for storage. To the first floor there are two double bedrooms, a further bedroom/study and house bathroom/w.c. A further set of stairs lead to a further bedroom which is light and airy. Outside to the front there is a small buffer garden, whilst to the rear is an enclosed mainly lawned garden.

Normanton itself plays host to a range of amenities including shops and well regarded local schools. Normanton has the benefit of its own railway station and access to the M62 motorway network.

The property is presented to an excellent standard and provides a ready to move into home and is sure to appeal to a range of buyers.



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## ACCOMMODATION

### ENTRANCE HALL

Composite double glazed entrance door, quality wood effect flooring, central heating radiator and stairs to the first floor landing. Doors to two reception rooms.

### LIVING ROOM

11'10" x 13'0" plus bay [3.61m x 3.97m plus bay]  
UPVC double glazed bay window to the front flooding the room with natural light, double central heating radiator, quality wood effect flooring and coving to the ceiling.



### DINING ROOM

12'3" x 14'5" [3.75m x 4.40m]  
UPVC double glazed window to the rear, central heating

radiator, feature fireplace with timber mantle and tiled hearth. Coving to the ceiling, ceiling rose, quality wood effect flooring and door to the kitchen.



### KITCHEN

13'1" x 7'11" [3.99m x 2.42m]  
Range of wood effect wall and base units with complementary laminate work surface over incorporating 1 1/2 stainless steel sink and drainer unit, space and plumbing for a cooker with stainless steel extractor hood, space for a fridge/freezer, space and plumbing for an automatic washing machine, useful breakfast bar and integrated slimline dishwasher. Cupboard housing the boiler. Quality vinyl flooring, UPVC double glazed window to the side and double glazed door to the rear garden. Access down to useful cellar for storage.

### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Useful built in storage and stairs leading to bedroom one located on the second floor.

### BEDROOM TWO

14'6" x 10'2" [4.43m x 3.10m]  
UPVC double glazed window to the rear, exposed wood flooring and central heating radiator.



### BEDROOM THREE

10'0" x 13'4" [3.06m x 4.08m]  
UPVC double glazed window to the front and central heating radiator.

### BEDROOM FOUR/STUDY

4'11" x 7'1" [1.52m x 2.16m]  
UPVC double glazed window to the side, quality wood effect flooring and central heating radiator.

### BATHROOM/W.C.

8'4" x 7'2" [2.55m x 2.2m]  
Four piece suite comprising panelled bath, wash hand basin, low flush w.c. and separate shower with glazed screen. Fully tiled floor, part tiled walls, central heating radiator and UPVC double glazed frosted window to the rear.



### BEDROOM ONE

12'5" x 15'5" [3.8m x 4.7m]  
Front and rear velux style windows, double central heating radiator and useful built in storage.



### OUTSIDE

To the front of the property is a small buffer garden with on street permit parking. To the rear there is a good sized enclosed garden with paved patio seating area, lawned garden and walled boundaries.



### 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.