

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



15 King Street, Normanton, WF6 1EW

For Sale Freehold £190,000

A fantastic opportunity to purchase this deceptively spacious three bedroom terrace property situated close to Normanton town centre.

The property briefly comprises of the entrance hall, living room, dining room, kitchen and utility room. The first floor landing leads to three bedrooms and modern fitted house bathroom/w.c. Outside to the front there is parking for permit holders. Whilst round to the rear is an enclosed resin garden with artificial lawn, surrounded by wall and timber fencing with a rear gate.

Ideally located for all local shops and amenities including local schools. Normanton benefits from its own supermarket and railway station for those looking to travel further afield, as well as the motorway network being only a short drive away.

The property would be ideally suited for a first time buyer, couple or those looking to downsize.



ACCOMMODATION

ENTRANCE HALL

3'2" x 12'7" (0.97m x 3.85m)

Composite door, stairs to the first floor landing, central heating radiator and door to the living/dining area.

LIVING ROOM

12'9" x 12'3" (3.91m x 3.74m)

UPVC double glazed bay window to the front, multi fuel burner with hearth and surround and central heating radiator.



DINING ROOM

13'2" x 12'7" (4.03m x 3.85m)

Door to the kitchen, UPVC double glazed window to the

rear, chimney breast, coving to the ceiling and central heating radiator.



KITCHEN

11'9" x 7'11" (3.6m x 2.42m)

Range of modern fitted wall and base units with laminate work surface over, integrated oven with electric hob and cooker hood over. Tiled splash backs, UPVC double glazed window to the side, door to the utility and access down to the cellar.

UTILITY

3'10" x 7'6" (1.19m x 2.29m)

Fitted wall and base units with space for a washing machine, UPVC double glazed window and composite door to the rear.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom.

BATHROOM/W.C.

9'6" x 7'9" (2.92m x 2.37m)

Modern white four piece suite comprising freestanding bath, low flush w.c., pedestal wash basin and shower cubicle. Tiled flooring with underfloor heating, partially tiled walls, ladder style towel radiator, UPVC double glazed frosted window to the rear and door to a storage cupboard.



BEDROOM ONE

9'11" x 12'9" (3.04m x 3.91m)

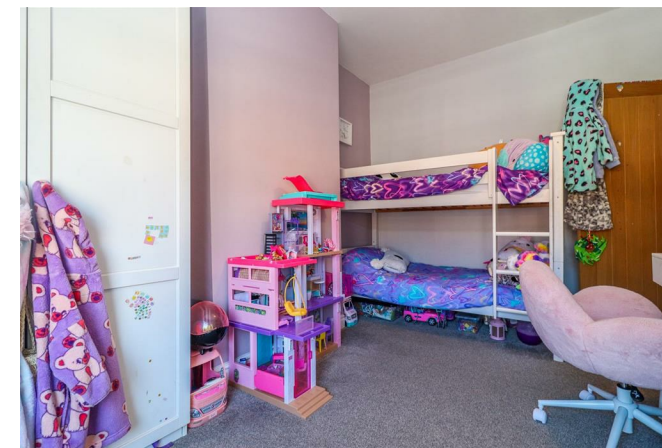
Central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

9'3" x 9'11" (2.84m x 3.04m)

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

9'6" x 6'3" (2.92m x 1.93m)

UPVC double glazed window to the front and central heating radiator.



OUTSIDE

To the front the property is street lined and parking for permit holders. To the rear is an enclosed resin garden incorporating artificial lawn surrounded by walls and timber fencing with gate to the rear.



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.