



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

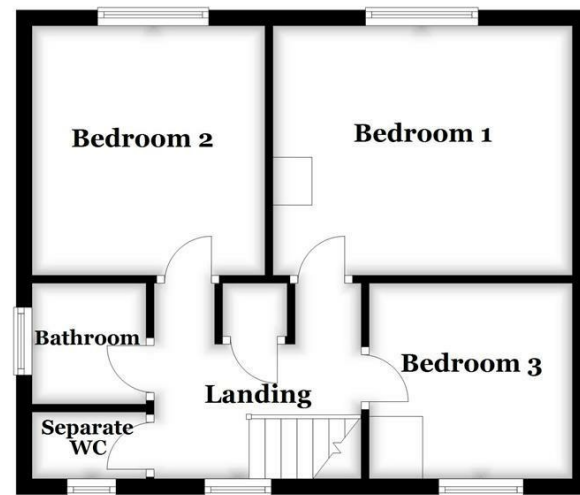
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 8 Cypress Road, Normanton, WF6 1LJ

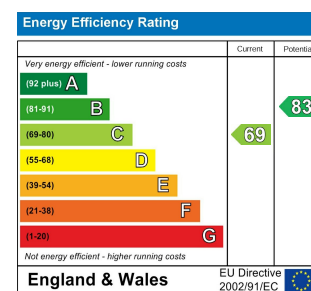
For Sale Freehold £150,000

Situated in the Normanton area of Wakefield, is this three bedroom semi detached property benefiting from well proportioned accommodation throughout including three good size bedrooms, ample reception space and gardens to the front and to the rear.

The accommodation briefly comprises of the entrance hall, living room, kitchen diner, first floor landing with access to the loft, three bedrooms, storage cupboard, bathroom and separate w.c. Outside, to the front of the property the enclosed garden is laid to lawn with planted beds and to the rear the enclosed garden has lawn with planted bed border incorporating a paved patio area ideal for outdoor dining and entertaining.

Normanton is an ideal location for a range of buyers, as for the first time buyer and growing family looking in the rear it is ideally located for shops and schools, which can be found within walking distance of the property as well as Normanton town centre itself. Normanton is also home to its own train station, is on local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. The M62 motorway is only a stones throw from the property for those who look to travel further afield.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised.



### 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.

### 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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



#### ACCOMMODATION

##### ENTRANCE HALL

Frosted UPVC double glazed door with pane at the side, stairs to the first floor landing, central heating radiator, doors to the living room and kitchen diner.

##### LIVING ROOM

12'4" x 12'10" [3.78m x 3.93m]

Dado rail, UPVC double glazed sliding doors to the rear garden, central heating radiator, electric fireplace on a marble hearth, surround and modern mantle.



##### KITCHEN DINER

9'11" x 19'1" max x 7'6" min [3.03m x 5.83m max x 2.29m min]  
UPVC double glazed window to the front and rear, frosted

UPVC double glazed door to the side, access to a storage cupboard, a range of wall and base units with laminate work surface over, sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, integrated over and four ring electric hob, extractor hood over.



##### FIRST FLOOR LANDING

Access to the loft, storage cupboard, UPVC double glazed window to the front, doors to the bedrooms and house bathroom/w.c.

##### BEDROOM ONE

12'6" x 10'8" max x 2'8" min [3.83m x 3.27m max x 0.82m min]  
UPVC double glazed window to the rear, central heating radiator.



##### BEDROOM TWO

10'7" x 9'11" [3.24m x 3.03m]

UPVC double glazed window to the rear, central heating radiator.



##### BEDROOM THREE

8'2" x 6'9" max x 6'0" min [2.5m x 2.06m max x 1.83m min]

UPVC double glazed window to the front, central heating radiator. Bulkhead.



##### BATHROOM

5'2" x 5'6" [1.58m x 1.7m]

Central heating radiator, UPVC double glazed window to the side, partial decorative panelling, partially tiled walls, pedestal wash basin and a panelled bath.

##### W.C.

2'7" x 3'3" [0.79m x 1m]

Frosted UPVC double glazed window to the front, low flush w.c., partially tiled walls.

##### OUTSIDE

The front garden is mainly laid to lawn with planted bed border, two concrete and paved pathways leading to the front and side of the property. Fully enclosed by timber fencing with two separate timber gates providing access. To the rear, the garden is mainly laid to lawn with planted bed borders incorporating paved patio area ideal for outdoor dining and entertaining. Enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is A

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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.