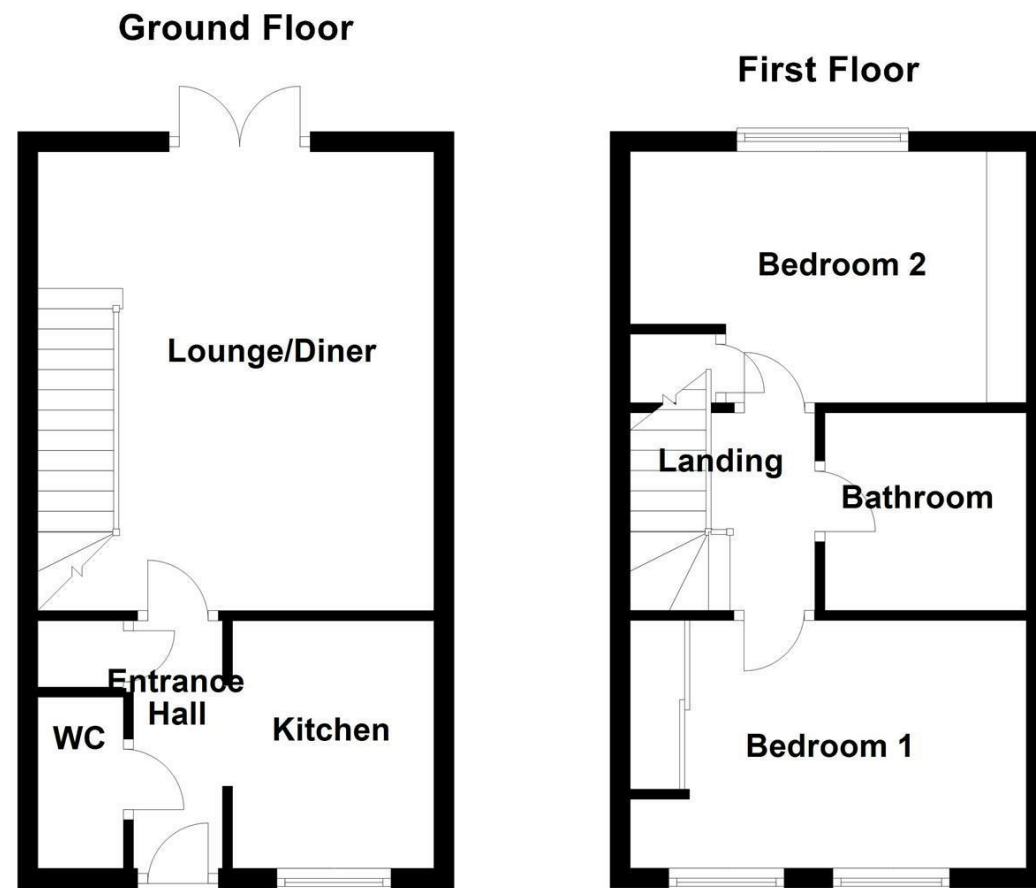




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 9 Oakmont Close, Normanton, WF6 1UX

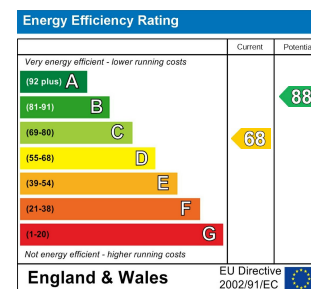
**For Sale Freehold £170,000**

Enjoying a cul-de-sac location is this two bedroom semi detached house benefitting from double bedrooms, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall with feature archway into the kitchen, lounge/diner with French doors to the rear garden, downstairs w.c. and understairs storage cupboard. The first floor landing leads to two double bedrooms with fitted wardrobes and three piece suite house bathroom/w.c. Outside to the front is a tarmacadam driveway providing off road parking leading to the single detached garage. There is a paved pathway to the front door and brick built outhouse providing useful storage and an attractive garden with pathway running down the side of the house through a timber gate accessing the rear garden. The rear garden has a paved patio area and lawn, fully enclosed by timber panelled surround fences.

Normanton town centre offers a range of amenities including local shops, schools, bus routes, train station and excellent access to the motorway network for those wishing to commute further afield.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



**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



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, feature archway through to the kitchen, doors to the downstairs w.c., understairs storage cupboard and living room.

### KITCHEN

6'6"/9'10" x 8'0" [2/03m x 2.45m]

Range of wall and base units with laminate work surface over and tiled splash back above. Sink and drainer with chrome swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood above. Plumbing and drainage for a washing machine, space for a small fridge or freezer. Wall mounted boiler housed within one of the cupboards and UPVC double glazed window overlooking the front aspect.

### W.C.

2'9" x 5'7" [0.84m x 1.71m]

Pedestal wash basin with two taps and tiled splash back, low flush w.c., central heating radiator and wall mounted extractor fan.

### LIVING ROOM

15'1" x 12'11" [4.62m x 3.95m]

Two central heating radiators, living flame effect gas fire on a decorative hearth with matching interior and surround. Staircase leading to the first floor landing and a set of French doors leading out to the rear garden.



### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and bathroom.

### BEDROOM ONE

8'0" x 10'7" [max] x 12'10" [min] [2.46m x 3.23m [max] x 3.92m [min]]

Fitted double wardrobe with mirror glass sliding door, ceiling fan, two UPVC double glazed windows overlooking the front elevation and central heating radiator.



### BEDROOM TWO

8'3" x 9'4" [min] x 12'11" [max] [2.53m x 2.85m [min] x 3.94m [max]]

UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access to the airing cupboard with fixed shelving within. Two single fitted wardrobes and storage cupboards.



### BATHROOM/W.C.

6'3" x 6'5" [1.93m x 1.96m]

Three piece suite comprising panelled bath with electric shower and glass shower screen, wash basin built into laminate work surface with vanity cupboards below and low flush w.c. Fully tiled walls, wall mounted extractor fan, central heating radiator and shaver socket point.



### OUTSIDE

To the front of the property is a single tarmac driveway leading to the single detached garage with manual up and over door. A paved pathway leads directly to the front door with pleasant lawned garden to the side. A timber door provides access to a storage cupboard. A pathway runs down the side of the property up to a timber gate accessing the rear garden. Within the rear garden is a paved seating area and an attractive lawned garden with timber panelled surround fences.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.