



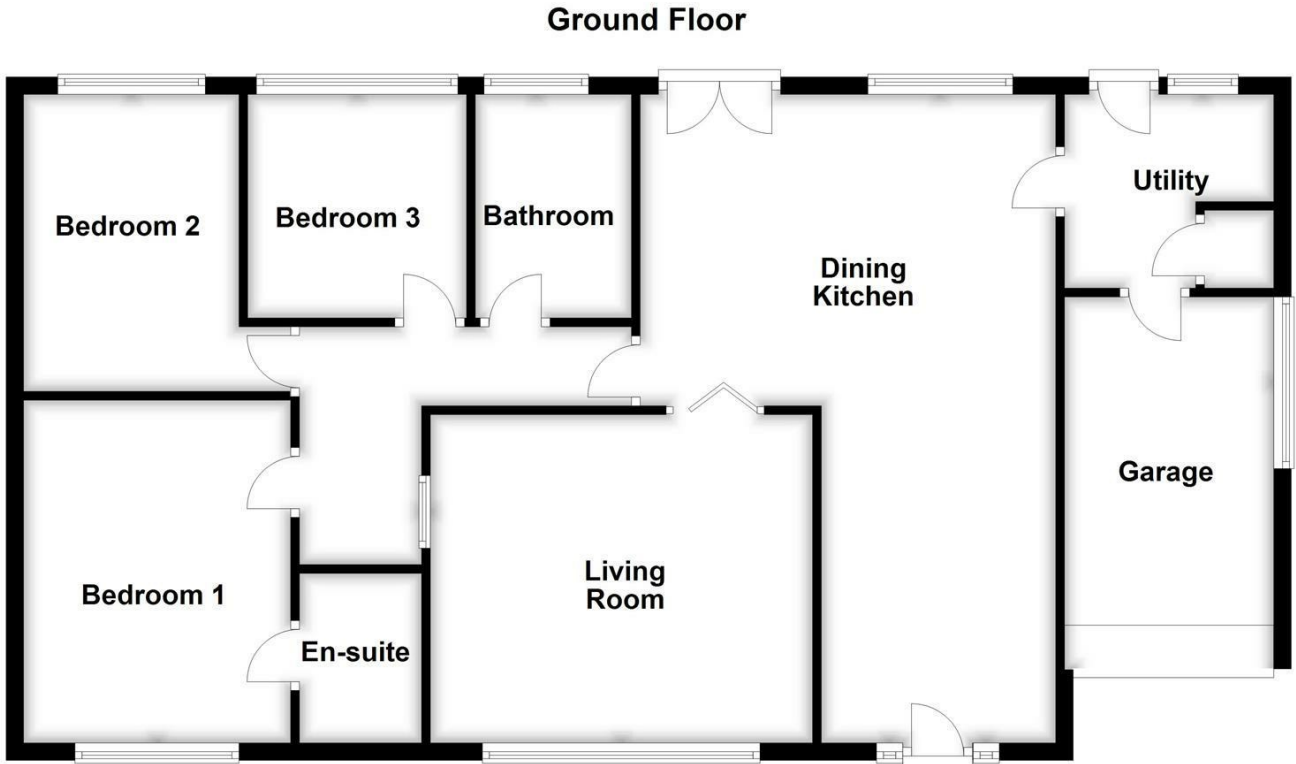
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01924 266 555

HORBURY
01924 260 022

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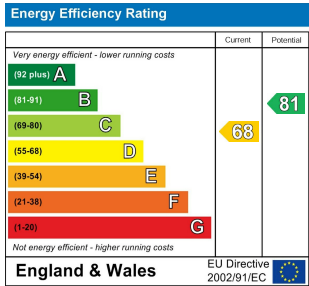
37 Ashfield Street, Normanton, WF6 2HG

For Sale Freehold £300,000

A deceptively spacious and attractively presented three double bed roomed detached bungalow with en suite to the main bedroom, situated in this great location within very easy reach of local facilities and the town centre. The property is to be sold fully furnished including carpets, curtains and furniture.

With a gas fired central heating system, sealed unit double glazed windows and heat recovery ventilation system, this thoughtfully planned family home is approached via a welcoming entrance door that leads through into a large L-shaped dining kitchen that has a vaulted ceiling and French doors out to the rear. The main living room is of good proportions and is situated to the front of the house and to the side there is an attached garage, as well as a utility room. An inner hallway with a sun tunnel in the ceiling provides additional natural daylight [and access to an extra large boarded loft storage room] leading through into the bedroom area where the principal bedroom has an en suite shower room, with the two further bedrooms being served by the family bathroom. Outside, the property has side-by-side driveway parking leading up to the attached garage. Whilst round to the rear there is a lovely private garden with a lawn and paved patio entertaining area.

The property is situated in this handy location within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities area available in the nearby town centre, which also has its own railway station, as well as ready access to the national motorway network.



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.



ACCOMMODATION

DINING KITCHEN

12'9" x 8'10" plus 15'8" x 11'9" [3.9m x 2.7m plus 4.8m x 3.6m]

A large atmospheric room with vaulted ceiling and a composite front entrance door and wood effect laminate flooring. Fitted kitchen with a good range of contemporary style cream fronted wall and base units with dark granite worktops incorporating breakfast bar. Inset five ring gas on glass hob with glazed splash back and filter hood over, built in double oven, composite sink unit and integrated dishwasher. To the dining area: double central heating radiator, French doors out to the back garden and provision for a wall mounted television. Two velux style roof lights set into the vaulted ceiling for additional natural light.



UTILITY

7'10" x 7'2" [2.4m x 2.2m]

External door and window to the rear, continuation of the dark granite worktops incorporating space and plumbing for a washing

machine and tumble dryer. Space for a tall fridge/freezer and integrated storage cupboard. Central heating radiator.

LIVING ROOM

14'5" x 12'1" [4.4m x 3.7m]

Bay window to the front, double central heating radiator and feature fireplace with wooden surround and dark granite inset and hearth housing a living flame coal effect gas fire. Provision for a wall mounted television.



GARAGE

13'5" x 8'10" [4.1m x 2.7m]

Up and over door to the front, frosted window to the side and houses the Baxi combination gas fired central heating boiler.

INNER HALLWAY

A sun tunnel in the ceiling provides additional natural daylight with loft access hatch to extra large boarded loft storage room and contemporary style vertical central heating radiator with integrated mirror.

BEDROOM ONE

12'9" x 10'5" [3.9m x 3.2m]

Window to the front, central heating radiator and good range of fitted wardrobes, matching cupboards and drawers.



EN SUITE/W.C.

6'10" x 4'3" [2.1m x 1.3m]

Tiled walls and fitted to a good standard with a three piece white and chrome suite comprising wide shower cubicle with rainfall style shower, body jets and additional hand jet, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.



BEDROOM TWO

11'1" x 8'2" [3.4m x 2.5m]

Window to the rear and central heating radiator.



BEDROOM THREE

8'2" x 8'2" [2.5m x 2.5m]

Window overlooking the back garden and central heating radiator.

FAMILY BATHROOM/W.C.

8'2" x 5'10" [2.5m x 1.8m]

Frosted window to the rear and tiled walls. Fitted with a four piece white and chrome suite comprising panelled bath, separate shower cubicle, wall hung wash basin and low suite w.c. Central heating radiator and extractor fan.



OUTSIDE

To the front the property has a neatly kept lawned garden with a boundary wall and planted borders. A driveway provides side-by-side off street parking space and leads up to the attached garage. Round to the rear, there is an enclosed garden laid mainly to lawn with a patio sitting area with steps up a gazebo and further planted shrub borders as well as a substantial wooden garden shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.