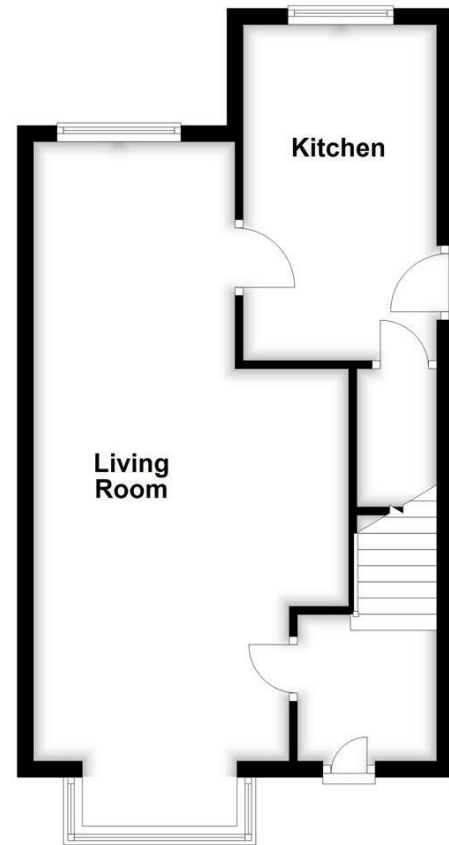


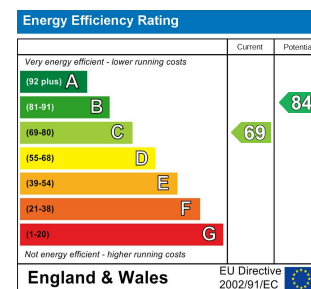
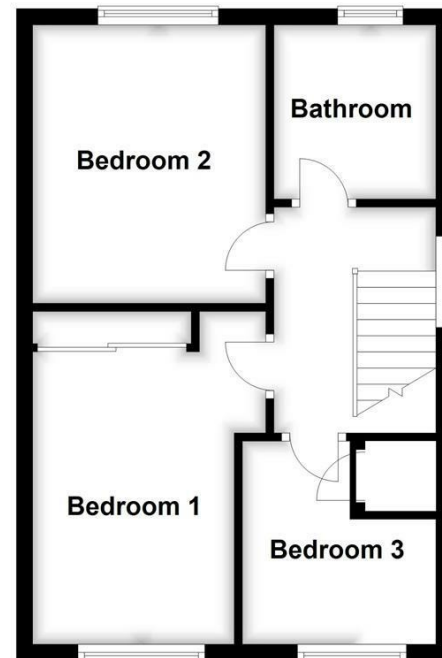


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



**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.



**12 Falmouth Crescent, Normanton, WF6 2SW**  
**For Sale Freehold £265,000**

This well maintained three bedroom detached family home is situated on the outer edge of the popular town of Normanton with ample amenities and excellent transport links on hand.

The accommodation is set over two floors and to the ground floor, the property comprises of the entrance hall, spacious through lounge/diner and fitted kitchen. To the first floor are three bedrooms and the house bathroom/w.c. Externally there are pleasant front and rear gardens, which are maintained to an excellent standard. The property benefits from a driveway providing off street parking with large car port.

This home is presented to an impeccable standard and is presented to a move in condition. The property is enviably situated on a pleasant cul-de-sac with ample amenities that the town centre itself to offer a short distance away. Normanton plays host to a range of shops, eateries and boasts excellent transport links including the M62 motorway and railway station.



## ACCOMMODATION

### ENTRANCE HALL

Composite double glazed entrance door, stairs to the first floor, double central heating radiator and door through to the lounge/diner.

### LOUNGE/DINER

24'9" [max] x 12'11" [max] into recess [7.56m [max] x 3.94m [max] into recess]

Dual aspect with UPVC double glazed leaded windows, two double central heating radiator, feature fireplace with gas fire inset, coving to the ceiling and door leading through to the kitchen.



### KITCHEN

14'6" x 7'9" [4.42m x 2.37m]

A range of solid wood wall and base units with complementary

laminated work surface over incorporating composite sink and drainer unit with chrome mixer tap, space for a freestanding gas cooker with extractor hood over, space and plumbing for an under counter automatic washing machine, space for a larger style fridge/freezer. Tiled splash backs, double central heating radiator, UPVC double glazed window to the rear and useful under stairs storage cupboard. Composite double glazed side entrance door.

### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Loft hatch for loft access which is boarded and lit. UPVC double glazed window to the side.

### BEDROOM ONE

10'2" [max] x 15'0" including wardrobes [3.1m [max] x 4.59m including wardrobes]

UPVC double glazed window to the front, double central heating radiator and a range of fitted wardrobes.



### BEDROOM TWO

10'2" x 9'7" [3.11m x 2.93m]

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



### BEDROOM THREE

9'8" x 6'4" [max] including bulkhead [2.95m x 1.95m [max] including bulkhead]

UPVC double glazed window to the front, central heating radiator and useful in built storage cupboard over the bulkhead.



### BATHROOM/W.C.

6'3" x 5'10" [1.93m x 1.80m]

White three piece suite comprising panelled P-shaped bath with shower over and glazed screen, low flush w.c. and pedestal

wash hand basin with mixer tap. Part tiled walls, tiled effect vinyl flooring, heated towel rail, extractor fan and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front of the property is an attractive well maintained lawned garden with a range of shrubs and flowers, generous paved driveway leading down the side of the property providing ample off street parking leading to the car port and detached storage garage. To the rear is an enclosed attractive garden mainly laid with bed borders and two paved seating areas, enclosed with fence boundaries.



### 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.