

**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



**10 Renfield Grove, Normanton, WF6 1QZ**

**For Sale Freehold £145,000**

Situated in Normanton is this well presented three bedroom mid terrace property. The property features three good size bedrooms along with ample reception space and an attractive enclosed rear garden meaning this property is certainly not one to be missed.

The accommodation briefly comprises entrance hall, living room, kitchen diner with understairs storage cupboard, rear porch, first floor landing, three bedrooms and the house bathroom/w.c. To the front of the property there is a buffer garden, mainly slate with a concrete pathway fully enclosed by walls. To the rear, the enclosed garden is low maintenance, mainly artificial lawn incorporating a paved patio area perfect for outdoor dining and entertaining. Two brick built outbuildings (one of which houses the Ideal combi boiler and the other ideal for storage).

Normanton is ideal for a range of buyers, as for the first time and small family it is ideally located for shops and schools, which can be found within walking distance especially within Normanton town centre itself, which is only a stones throw away from the property.

For the commuter, the property is close by to local bus routes to neighbouring towns and cities such as Wakefield and Castleford. Normanton does also have its own train station for major city links and is close by to the M62 motorway network for those who look to travel further afield. Haws Hill Park is only a short distance from this property ideal for family days out.

Only a full internal inspection will truly show what is to offer on this property and so an early viewing comes highly advised to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted pane leading to the entrance hall, central heating radiator, stairs to the first floor landing, doors to the living room and kitchen diner.

### LIVING ROOM

12'3" x 10'11" max x 9'9" [3.74m x 3.34m max x 2.98m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, gas fireplace with marble hearth, surround and wooden mantle.

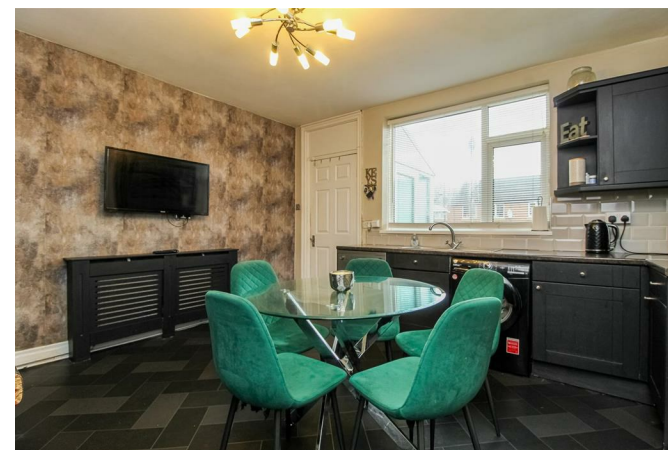


### KITCHEN DINER

12'3" x 14'0" max x 12'5" min [3.74m x 4.29m max x 3.81m min]

Door to the rear porch, door through to understairs

storage cupboard, central heating radiator, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for dishwasher and a washing machine, space for a fridge freezer, integrated oven and four ring gas hob with stainless steel extractor above.



### REAR PORCH

4'1" x 4'6" [1.25m x 1.39m]

Frosted UPVC double glazed window's, tiled, UPVC double glazed frosted door to the rear garden, space and plumbing for a tumble dryer.

## FIRST FLOOR LANDING

Access to the loft via pull down ladder and is partially boarded, doors leading to the bedrooms and house bathroom/w.c.

### BEDROOM ONE

12'4" x 9'4" [3.78m x 2.87m]

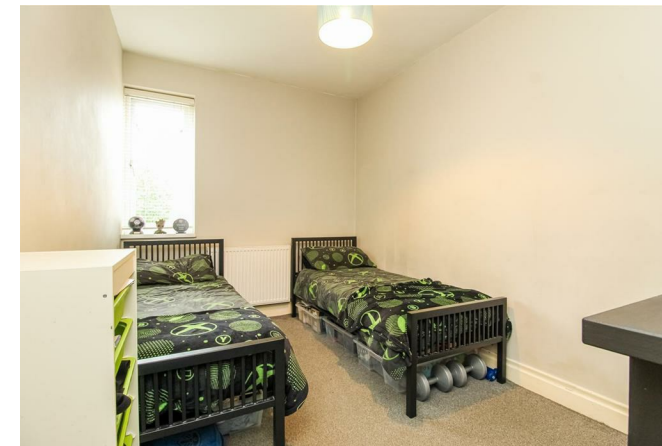
UPVC double glazed window to the rear, central heating radiator, access to an overstairs storage cupboard.



### BEDROOM TWO

7'8" x 12'4" [2.34m x 3.77m]

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



### BEDROOM THREE

9'0" x 6'2" max x 5'0" min [2.76m x 1.89m max x 1.53m min]

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

### HOUSE BATHROOM/W.C.

4'3" x 8'3" max x 3'0" min [1.3m x 2.54m max x 0.93m min]

Frosted UPVC double glazed window to the rearm spotlight to the ceiling, chrome ladder style central heating radiator, low flush w.c., corner ceramic wash basin built into a storage unit with mixer tap. A panelled bath with mixer tap and mains fed overhead shower with shower head attachment and shower screen. Extractor fan and fully tiled



## OUTSIDE

Mainly slate buffer garden to the front with concrete pathway and enclosed by walls. The rear garden is low maintenance and mainly artificially lawned, incorporated a paved patio areas perfect for outdoor dining and entertaining, fully enclosed by timber fencing with brick built outbuildings. The outbuildings are ideal for storage and one houses the Ideal combi boiler.



## 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 NORMANTON

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.