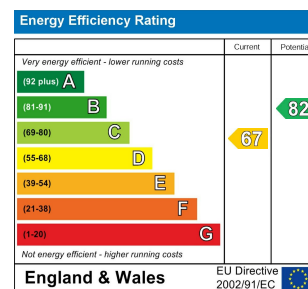
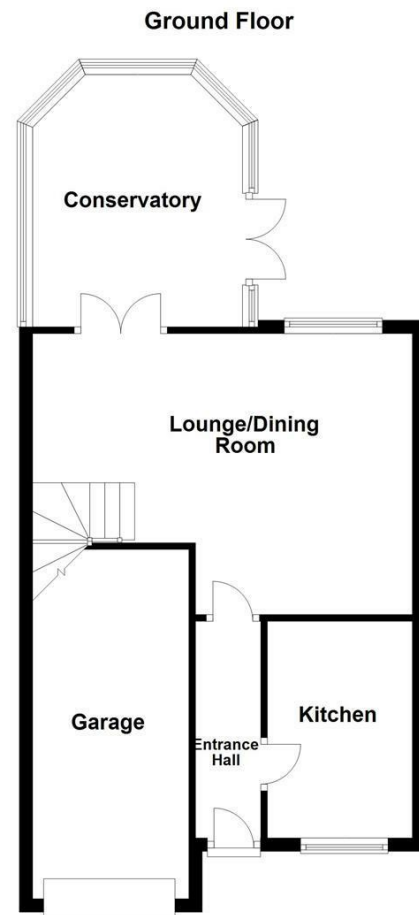




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



## 5 Augusta Drive, Normanton, WF6 1UB

**For Sale Freehold £260,000**

Located in the town of Normanton, this three bedroom detached home features spacious rooms, off road parking and an enclosed rear garden.

The property comprises an entrance hall, kitchen, lounge/dining room, and conservatory. The first floor includes three bedrooms, with the main bedroom featuring en suite facilities, and a family bathroom. Outside, driveway to the front and garage, whilst to the rear an attractive garden with lawn and timber decked area.

Normanton offers various amenities, including local shops and schools, and is conveniently close to Normanton train station. For commuters, the M62 motorway is nearby, along with main bus routes to Pontefract and Castleford.



## ACCOMMODATION

### ENTRANCE HALL

Solid wooden front entrance door, laminate flooring, central heating radiator with cover, dado rail, coving to the ceiling, doors into the lounge diner and the kitchen.

### KITCHEN

70" x 107" [2.15m x 3.24m]

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 ceramic sink and drainer with mixer tap, UPVC double glazed window to the front, integrated double oven and grill, four ring gas hob and cooker hood over. Plumbing and drainage for a washing machine, space for fridge freezer, central heating radiator, coving to the ceiling.



### LOUNGE DINING ROOM

18'8" x 13'11" max x 10'4" min [5.70m x 4.25m max x 3.16m min]

Two central heating radiators, laminate flooring, UPVC double glazed window to the rear, coving to the ceiling, UPVC double glazed French doors leading into the

conservatory, gas fire on a marble hearth with matching interior and wooden decorative surround. Staircase leading to the first floor landing.

### CONSERVATORY

12'8" x 10'10" [3.87m x 3.32m]

UPVC double glazed windows, UPVC double glazed French doors leading out to the rear garden, laminate flooring, power and light, ceiling fan.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors to the bedrooms, house bathroom/w.c. and airing cupboard with shelving.

### BEDROOM ONE

11'5" x 12'1" [3.50m x 3.69m]

Solid wooden flooring, UPVC double glazed window to the front, central heating radiator and door to the en suite shower room/w.c. Two fitted double wardrobes and coving to the ceiling.



### EN SUITE SHOWER ROOM/W.C.

6'11" x 4'5" [2.12m x 1.35m]

Low flush w.c. with concealed cistern, wash basin with mixer tap built into vanity cupboards with laminate work surface and upstands. Vanity mirror with lighting. Shower cubicle with mixer shower and laminated walls. Partial tiled walls, solid wooden flooring, central heating radiator and UPVC double glazed frosted window to the front, coving to the ceiling and extractor fan.

### BEDROOM TWO

9'3" x 10'6" [2.82m x 3.21m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, two fitted double wardrobes.

### BEDROOM THREE

7'3" x 9'3" [2.21m x 2.82m]

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

### HOUSE BATHROOM/W.C.

70" x 6'7" [2.15m x 2.03m]

Low flush w.c. with concealed cistern, wash basin with mixer tap built into a laminate work surface and vanity cupboards, part tiled walls, panelled bath with mixer tap, UPVC double glazed frosted window to the side, coving to the ceiling, central heating radiator and extractor fan.



## OUTSIDE

To the front of the property there is a tarmacadam single driveway providing off road parking leading to the integral single garage with manual roller door, power and lighting. Attractive lawned garden, covered porch with tiled roof, outside lighting and UPVC cladding. Paved pathway to the side of the property to a timber gate to the rear garden. The attractive rear garden has a lawn, timber decked patio area ideal for entertaining. Timber garden shed and timber fence surrounds. Outside sensor lighting. Pebble pathway.



## COUNCIL TAX BAND

The council tax band for this property is D

## 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.