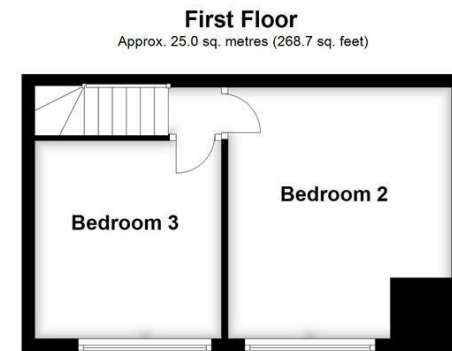
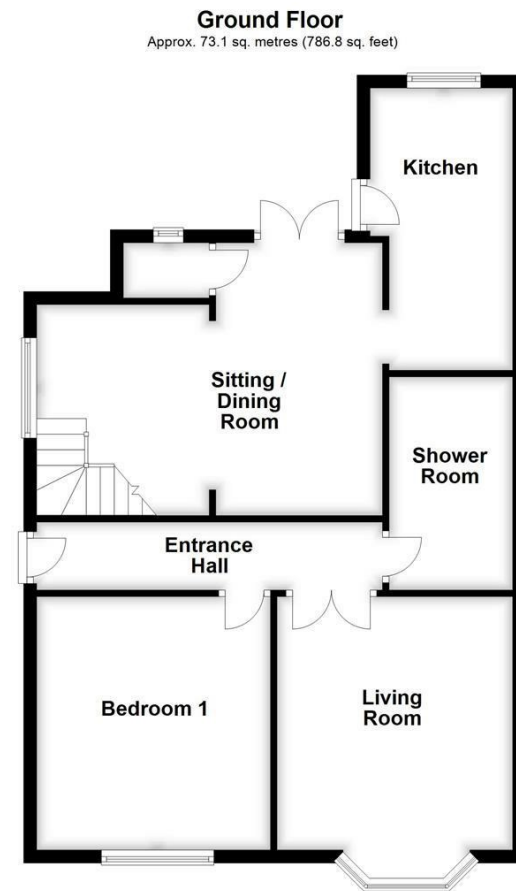
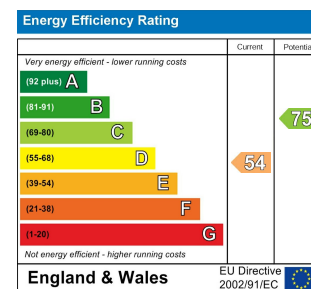




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 98.1 sq. metres (1055.5 sq. feet)



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.



17 Manor Croft, Normanton, WF6 2EG

For Sale By Modern Method Of Auction Freehold Starting Bid £200,000

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price. Nestled into the sought after cul-de-sac location in Normanton is this three bedroom semi detached dormer bungalow. Superbly presented throughout the property benefits from three good size bedrooms along with both expansive and attractive gardens to the front and rear, which provide a range off road parking along with ideal space for entertaining.

The accommodation briefly comprises of the entrance hall, bedroom one, living room, shower room, kitchen and the sitting/dining room. To the first floor there are two further bedrooms. To the front there is an expansive garden with planted beds, lawn area and mature shrubs. A concrete and pebbled driveway providing off road parking for several vehicles and leads down the side of the property to the single detached garage. The enclosed low maintenance rear garden has artificial lawn with slate areas, railway sleepers and patio areas.

Normanton is an ideal location for a range of buyers, for those looking for facilities they can be found within walking distance especially within Normanton town centre, of larger facilities can be found. For transport links, the property is close by to a bus route, Normanton does have its own railway station and there are fantastic motorway links in the form of the M62 for those who look to travel further afield. For those who enjoy family fays out or walking, Haws Hill Park is only a stones throw away from the property.

Only a full internal inspection will truly show what is to offer at the property. This property is for sale by West Yorkshire Property Auction powered by iamsoild Ltd.



ACCOMMODATION

ENTRANCE HALL

4'3" x 17'4" (1.3m x 5.29m)

Composite side door with frosted pane leading into the entrance hall. Coving to the ceiling, two central heating radiators, doors leading to bedroom one, shower room, sitting/dining room and double doors to the living room. Timber frame frosted single pane window to the sitting/dining room.

BEDROOM ONE

11'10" x 12'9" (3.61m x 3.91m)

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



LIVING ROOM

11'11" x 14'8" max x 3'9" min (3.64m x 4.49m max x 1.16m min)

Electric fireplace with laminate hearth, surround and mantle, central heating radiator, coving to the ceiling, UPVC double glazed bay window to the front.



SHOWER ROOM/W.C.

10'9" x 6'3" (3.29m x 1.92m)

Spotlights to the ceiling, anthracite ladder style central heating radiator, concealed cistern with low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap. LED mirror, extractor fan, double shower cubicle with mains fed overhead shower and shower head attachment with shower screen. Fully tiled.



SITTING/DINING ROOM

17'3" x 13'10" max x 8'4" min (5.28m x 4.22m max x 2.56m min)

UPVC double glazed window to the side, UPVC double glazed French doors to the rear, opening through to the kitchen, door to a storage cupboard, central heating radiator, electric fireplace with marble hearth, surround and wooden mantle, coving to the ceiling, stairs providing access to the first floor landing. The storage cupboard has a frosted UPVC double glazed window to the rear, Baxi combi boiler, gas/electric meters and measures 0.81m x 1.34m.



KITCHEN

14'4" x 6'11" max x 5'10" min (4.37m x 2.12m max x 1.78m min)

UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden. A range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, laminate splashback, four ring induction hob with stainless steel extractor hood over, integrated oven, plumbing for a washing machine, space for a fridge freezer.



FIRST FLOOR LANDING

Doors to bedrooms two and three.

BEDROOM TWO

12'11" x 11'5" max x 7'9" min (3.96m x 3.48m max x 2.37m min)

Electric storage heater, UPVC double glazed window to the front, access to a fitted storage cupboard.

BEDROOM THREE

9'3" x 9'10" max x 9'2" min (2.84m x 3.02m max x 2.8m min)

UPVC double glazed window to the front, storage heater.

OUTSIDE

To the front there is an expansive front garden, which provides off road parking for several vehicles in the form of both a concrete and pebbled driveway, which does lead down the side of the property to the rear. The rest of the front garden has planted beds in a railway sleeper style, pebbled areas and planted features with a slight lawned area. Timber fence and wall surrounds. The driveway leads to the single detached garage with manual up and over door. The rear garden is of low maintenance with artificial lawn with slate areas, railway sleeper planted beds with mature shrubs throughout and patio areas perfect for outdoor dining and entertaining purposes. Space for a garden shed and a timber built summerhouse. The garden is enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.