



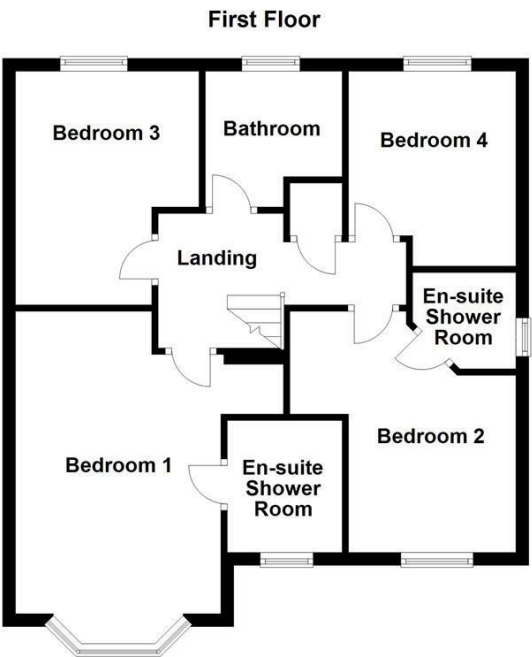
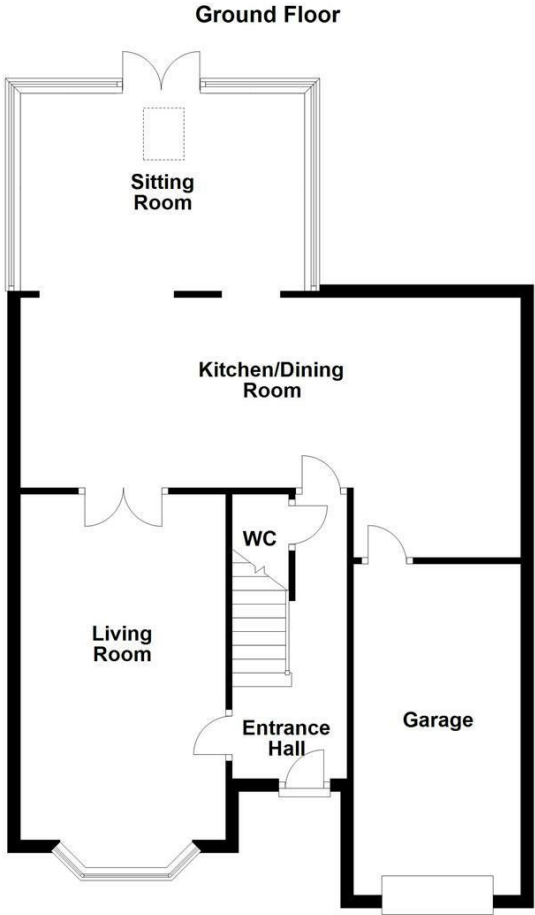
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NORMANTON  
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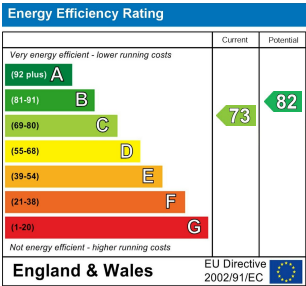


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## 11 Carnoustie Gardens, Normanton, WF6 1UW

### For Sale Freehold Offers In The Region Of £350,000

Nestled in a cul-de-sac location on this modern development is this superbly presented four bedroom detached family home benefitting from ample reception space furthered by an extended sitting room, ample off road parking and attractive rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/dining room, sitting room, integral garage and downstairs w.c. To the first floor landing there is access to four bedrooms (with bedroom one and two boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front of the property is a slate area and tarmacadam driveway providing off road parking for several vehicles. To the rear is an enclosed lawned garden with planted bed border, slate area, raised decked patio area and stone paved patio area, perfect for outdoor dining and entertaining.

Normanton plays host to a range of amenities such as shops and schools, it also benefits from supermarkets and railway station. For those looking to travel further afield there is a direct link via the M62 motorway network ideal for the commuter.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the living room, kitchen/diner and downstairs w.c.

### LIVING ROOM

10'6" x 19'3" [max] x 16'11" [min] [3.21m x 5.89m [max] x 5.16m [min]]

Set of double doors leading to the kitchen/dining room, UPVC double glazed bay window to the front, coving to the ceiling and two central heating radiators.

### KITCHEN/DINING ROOM

13'0" x 25'7" [max] x 8'2" [min] [3.98m x 7.8m [max] x 2.49m [min]]

Range of modern wall and base units with laminate work surface over, central island with laminate work surface over and breakfast bar. Five ring gas hob with partial splash back and extractor hood above, integrated double oven, space and plumbing for a washing machine and dishwasher. Sink and drainer with mixer tap, two openings to the sitting room, UPVC double glazed window and door to the rear garden, door to the garage, coving to the ceiling and central heating radiator.



### INTEGRAL GARAGE

16'11" x 8'4" [5.17m x 2.56m]

Power and light. Worcester boiler, space for a fridge/freezer and chest freezer. Up and over door to the front.

### SITTING ROOM

15'1" x 10'1" [4.61m x 3.09m]

Surrounded by UPVC double glazed windows, spotlights to the ceiling, velux skylight, central heating radiator and a set of UPVC double glazed French doors to the rear garden.



### W.C.

5'1" x 2'9" [1.57m x 0.85m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with tiled splash back.

### FIRST FLOOR LANDING

Loft access, central heating radiator, coving to the ceiling and doors to a storage cupboard, four bedrooms and the house bathroom.

### BEDROOM ONE

10'9" x 15'5" [max] x 13'2" [min] [3.3m x 4.71m [max] x 4.03m [min]]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, fitted wardrobes, overstairs storage and door to the en suite shower room.



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

5'7" x 6'9" [1.72m x 2.07m]

Spotlights to the ceiling, UPVC double glazed window to the front, chrome ladder style radiator, extractor fan, low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower and shaver socket point.



### BEDROOM TWO

13'7" x 11'6" [max] x 6'0" [min] [4.16m x 3.52m [max] x 1.84m [min] ]

UPVC double glazed window to the front, central heating radiator and door to the en suite shower room.



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

4'11" x 5'2" [max] x 2'10" [min] [1.5m x 1.59m [max] x 0.87m [min]]

UPVC double glazed window to the side, central heating radiator, extractor fan, low flush w.c. and pedestal wash basin with tiled splash back. Shower cubicle with electric shower head attachment and glass shower screen.

### BEDROOM THREE

11'8" x 9'11" [max] x 7'8" [min] [3.57m x 3.04m [max] x 2.36m [min]]

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

### BEDROOM FOUR

8'1" x 9'9" [max] x 8'4" [min] [2.48m x 2.98m [max] x 2.56m [min]]

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

### BATHROOM/W.C.

7'1" x 7'0" [max] x 4'0" [min] [2.16m x 2.15m [max] x 1.23m [min]]

UPVC double glazed window to the rear, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap, panelled bath with mixer tap and shower head attachment. Chrome ladder style radiator and fully tiled.



### OUTSIDE

To the front of the property is a slate area and tarmacadam driveway providing off road parking leading to the single integral garage. To the rear is a lawned garden incorporating planted bed border, slate area, raised decked and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.