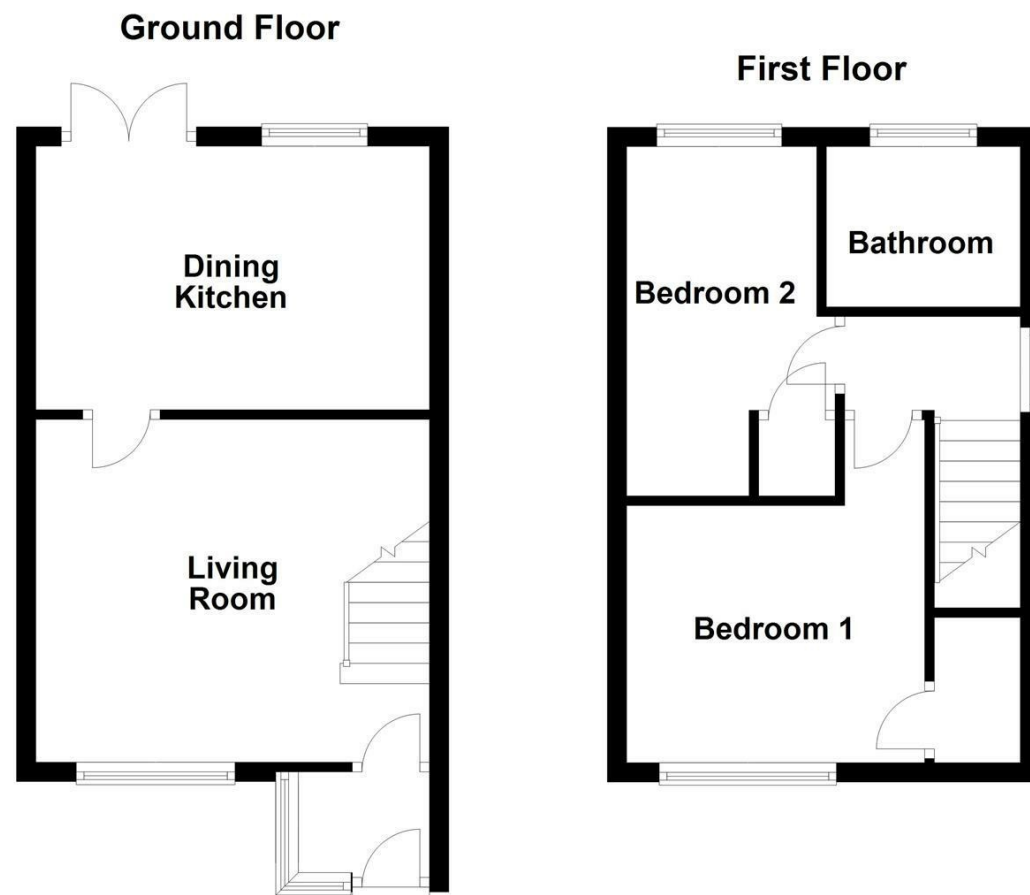




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



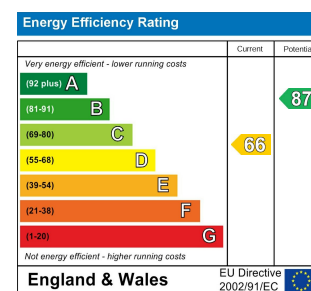
16 Redruth Drive, Normanton, WF6 2DL

For Sale Freehold £175,000

An attractively presented two bedroom semi detached house set on a larger than average corner plot with driveway parking spaces and garage.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance porch that leads into a good size living room with a bay window to the front. Spanning the rear of the house there is a dining kitchen fitted with a good range of gloss white fronted wall and base units with integrated cooking facilities and French doors out to the rear garden. To the first floor there are two good size bedrooms served by a bathroom that has been refitted to a lovely standard. Outside, the property has good sized gardens to the front, side and rear as well as two off street parking spaces and a single garage.

The property situated in this popular residential area within very easy reach of a broad range of shops, schools and recreational facilities on offer in the centre of Normanton. Normanton itself has its own railway station and has ready access to the national motorway access.



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.

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



ACCOMMODATION

ENTRANCE HALL

4'7" x 3'3" [1.4m x 1.0m]

UPVC front entrance door and frosted windows, ceramic tiled floor, inner door to the living room.

LIVING ROOM

13'5" x 11'9" [4.1m x 3.6m]

Bay window to the front, central heating radiator and stairs to the first floor. Tiled floor with electric underfloor heating.



DINING KITCHEN

13'5" x 8'10" [4.1m x 2.7m]

With window and French doors to the rear garden. Fitted to a good standard with a broad range of gloss white fronted wall and base units with contrasting dark laminate worktops and matching splashbacks. Inset acrylic sink unit, four ring gas hob with glazed splashback and filter hood over, built in oven and grill, space and plumbing for a washing machine, matching breakfast bar, contemporary

style vertical central heating radiator and space for a tall American style side by side fridge freezer.



FIRST FLOOR LANDING

With window to the side, loft access point.

BEDROOM ONE

10'2" x 9'10" [3.1m x 3.0m]

Window to the front, central heating radiator, useful walk in over stair wardrobe.



BEDROOM TWO

9'2" x 6'6" plus recess [2.8m x 2.0m plus recess]

Having window overlooking the rear garden, central heating radiator, fitted wardrobes and a built in airing cupboard.



BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.7m]

Refitted to a lovely standard with a white and chrome modern suite comprising panelled bath with twin head shower over and folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls and floor, frosted window to the rear and extractor fan.



OUTSIDE

To the front the property has a good sized lawned garden with steps down to the hand gate. The garden extends round to the side of the house where there is an off street parking space. Beyond the parking space there is a further driveway that leads to the single garage. To the rear of the house there is a further garden, again laid mainly to lawn with a paved patio seating area and gravelled low maintenance areas.



COUNCIL TAX BAND

The council tax band for this property is B

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.