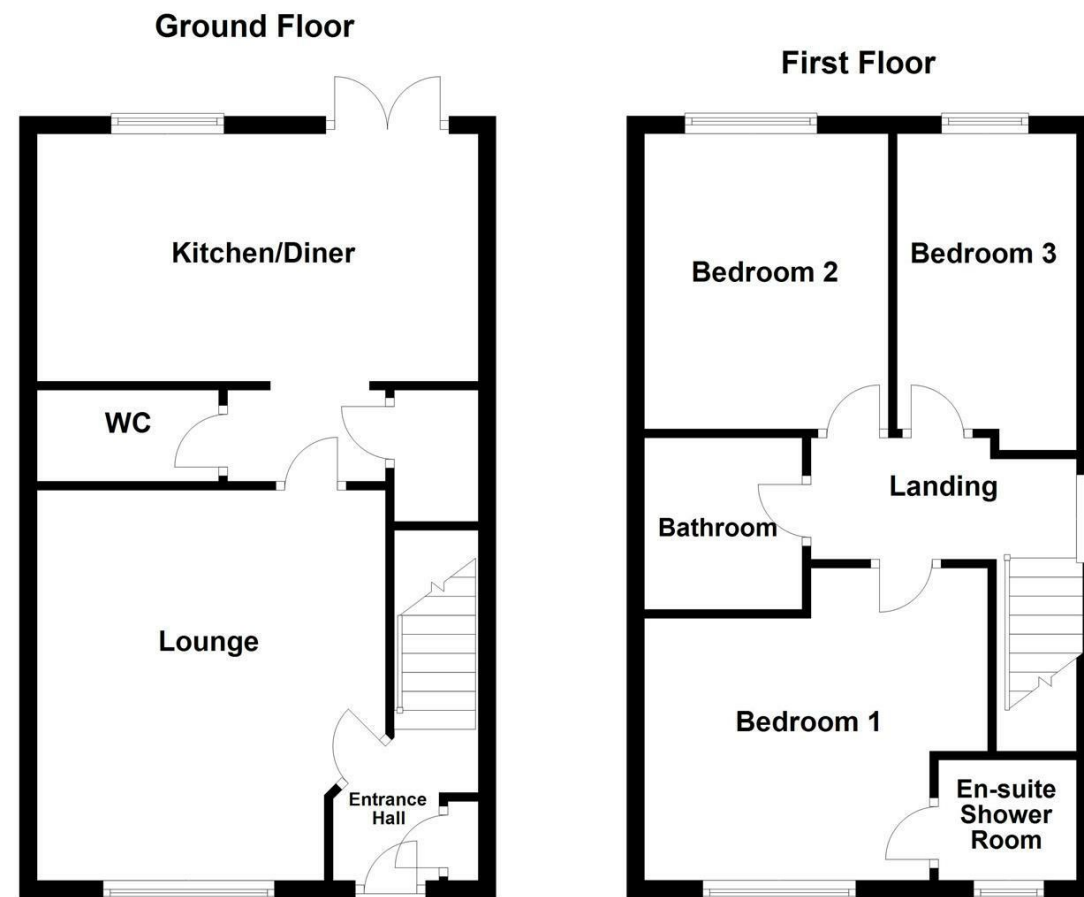


WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

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



## 2 Alder Crescent, Normanton, WF6 2FS

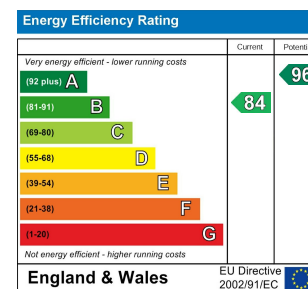
For Sale Freehold £225,000

Situated on this modern development in Normanton is this superbly presented three bedroom semi detached property benefitting from ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms (with bedroom one boasting en suite shower room) and the house bathroom/w.c. Outside to the front is a tarmac driveway providing off road parking for two vehicles and a paved pathway to the front door. To the rear is a low maintenance garden incorporating artificial lawn, railway sleepers surrounding with pebbled borders, planted features and porcelain paved patio areas, ideal for outdoor dining and entertaining, with four outside power sockets and the garden is fully enclosed by walls and timber fencing.

Situated in this popular part of Normanton, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic home, ideal for the first time buyer, couple or family looking to gain access to the property market and a viewing comes highly recommended.



**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

Composite front entrance door, central heating radiator, glazed door to the living room and door to the consumer unit cupboard.

### LIVING ROOM

13'10" x 12'1" (max) x 8'9" (min) [4.23m x 3.69m (max) x 2.68m (min)]  
UPVC double glazed window to the front, glazed door to the kitchen/diner and central heating radiator.



### KITCHEN/DINER

13'0" x 15'5" (max) x 3'3" (min) [3.98m x 4.72m (max) x 1.0m (min)]  
Range of modern wall and base units with quartz work surface over, 1 1/2 sink and drainer with mixer tap, Zanussi four ring induction hob with extractor hood above and splash back.

Integrated double oven, integrated fridge/freezer, integrated slimline dishwasher and integrated washing machine. Kickboard lighting and downlighting. Access to an understairs storage cupboard, door to the downstairs w.c., central heating radiator, UPVC double glazed window and a set of UPVC double glazed door to the rear garden. Spotlights to the ceiling.



### W.C.

6'1" x 3'3" [1.86m x 1.01m]  
Extractor fan, spotlights to the ceiling, central heating radiator, low flush w.c. and pedestal wash basin with mixer tap. Full wall length mirror and partially tiling.

### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'1" x 11'1" (max) x 5'1" (min) [3.7m x 3.39m (max) x 1.55m (min)]  
Fitted wardrobes with sliding mirrored doors, central heating radiator, UPVC double glazed window to the front and access to the en suite shower room.



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

5'6" x 5'8" [1.68m x 1.73m]  
UPVC double glazed frosted window to the front, chrome ladder style central heating radiator, extractor fan, spotlights to the ceiling, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with electric shower head attachment and glass shower screen.

### BEDROOM TWO

10'9" x 8'7" [3.3m x 2.64m]  
Central heating radiator and UPVC double glazed window to the rear.

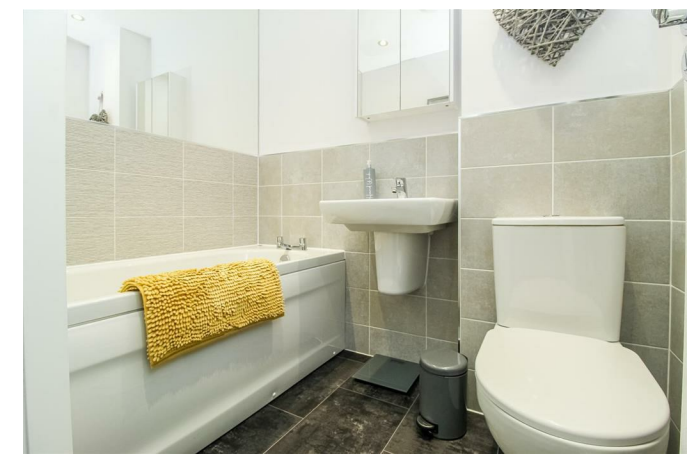


### BEDROOM THREE

6'7" x 11'6" (max) x 7'6" (min) [2.01m x 3.53m (max) x 2.29m (min)]  
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

6'7" x 5'6" [2.02m x 1.69m]  
Extractor fan, spotlights to the ceiling, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer, panelled bath with mixer tap and full wall length mirror. Partially tiled walls and floor.



### OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for two vehicles with a paved pathway to the front door. To the rear there is a low maintenance garden with artificial lawn, pebbled edges with planted features incorporating two porcelain paved patio areas, perfect for outdoor dining and entertaining with four outdoor power sockets and fully enclosed by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.