



WAKEFIELD
01924 291 294

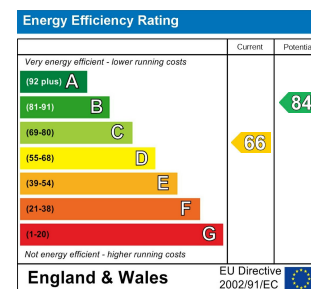
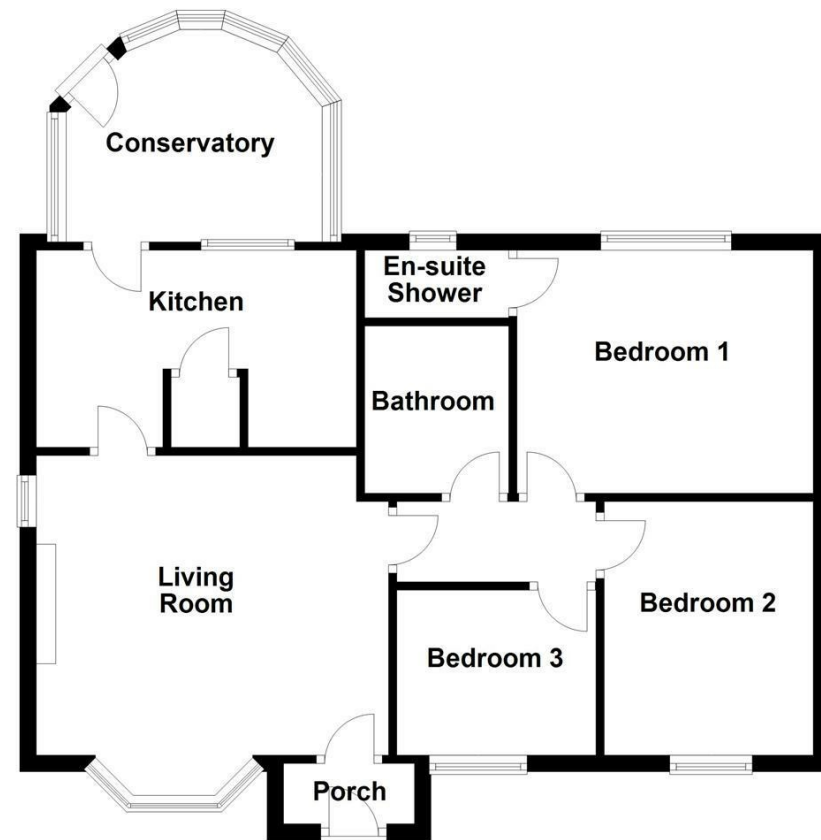
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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 Clarkson Court, Normanton, WF6 1NH

For Sale Freehold £280,000

Nestled into a cul-de-sac location in Normanton is this well proportioned three bedroom detached bungalow, deceptively spacious from the front the property benefits from three good size bedrooms, ample reception space furthered by a conservatory to the rear and a good size plot with attractive gardens throughout and is certainly not a property to be missed.

The accommodation briefly comprises of the entrance porch leading through to the living room, kitchen, conservatory, inner hallway, three bedrooms and the bathroom/w.c. Bedroom one does benefit from an en suite shower. To the front of the property the garden is laid to lawn with a planted border, slate features with paved areas and planted features. A block paved driveway provides off road parking leading down the side of the property to the single detached garage. The rear garden is mainly laid to lawn with a planted bed border and mature shrubs throughout, a paved patio area perfect for outdoor dining and entertaining purposes, the garden is enclosed by walls and timber fencing.

Normanton is an ideal location for a range of buyers and as for those looking to downsize to the area it is ideally located in walking distance to Normanton town centre where larger facilities such as shops and schools can be found. It is also ideally located on local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. Normanton is home to its own train station from all major city links and is also a stones throw away from the M62 motorway link for those who look to travel further afield. Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed frosted front entrance door. A further timber framed door with stained and frosted glass panes leading into the living room.

LIVING ROOM

14'11" x 13'5" max x 3'11" min [4.55m x 4.11m max x 1.21m min]
Gas fireplace with marble hearth, surround and modern mantle. Coving to the ceiling, doors to the kitchen and hallway. Central heating radiator, UPVC double glazed window to the side, UPVC double glazed bay window to the front.



KITCHEN

13'6" x 7'9" max x 5'9" min [4.13m x 2.37m max x 1.76m min]
Timber framed frosted glass pane door into the conservatory, UPVC double glazed window looking into the conservatory, extractor fan, central heating radiator, a range of wall and base units with laminate

work surface over, sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated double oven, space and plumbing for a washing machine, access to the storage cupboard housing the Worcester combi boiler.



CONSERVATORY

10'8" x 8'6" max x 4'6" min [3.27m x 2.61m max x 1.39m min]
UPVC double glazed windows with partially stained glass, UPVC double glazed partially stained glass door to the rear garden, central heating radiator.



HALLWAY

Central heating radiator, doors to the bedrooms and bathroom/w.c. Loft access.

BEDROOM ONE

9'8" x 11'9" [2.96m x 3.6m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes.



EN SUITE SHOWER ROOM

2'8" x 5'8" [0.83m x 1.75m]
Shower cubicle with electric shower head attachment and shower screen. UPVC double glazed frosted window to the rear, central heating radiator, fully tiled.

BEDROOM TWO

8'3" x 10'1" [2.54m x 3.08m]
Fitted wardrobes, UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



BEDROOM THREE

7'11" x 7'0" [2.42m x 2.15m]
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling.

BATHROOM/W.C.

6'6" x 5'7" [2m x 1.72m]
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap, fully tiled.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with a planted bed border, decorative slate and paved areas with planted features. A paved pathway to the front door. Block paved driveway providing off road parking and runs down the side of the property to

the single detached garage with double door. The rear garden is laid to lawn with planted features, mature shrubs throughout, planted borders and a paved patio area perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C

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.