



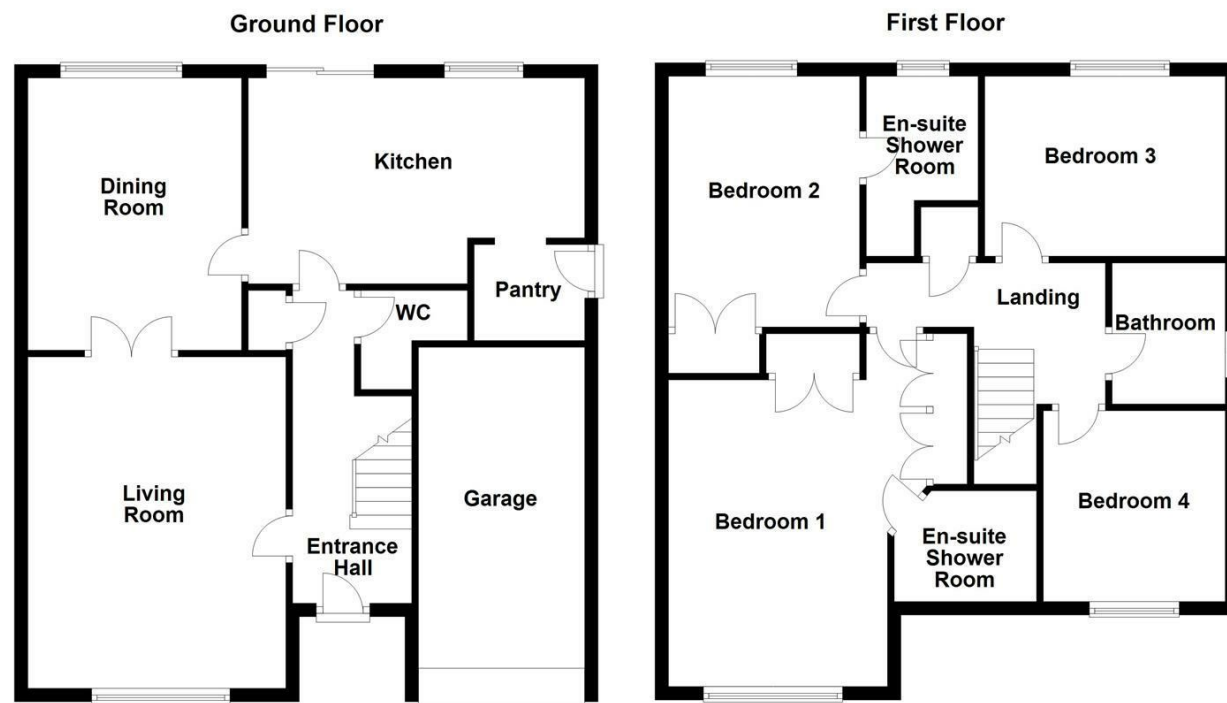
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14 Roxburghe Dale, Normanton, WF6 1UL

For Sale Freehold £365,000

Enjoying a cul-de-sac location is this four bedroom detached family home, which benefits from two of the bedrooms enjoying en suite shower rooms, two reception rooms and a spacious kitchen having walk in pantry. UPVC double glazing and gas central heating.

The accommodation fully comprised entrance hall, downstairs w.c., living room with double doors to the dining room, spacious kitchen with integrated appliances and walk in pantry off. To the first floor there are four bedrooms, two of which having en suite shower rooms in addition to the main house bathroom/w.c. Outside, to the front there is a lawned garden area with a double tarmac driveway providing off road parking and an integral garage. The enclosed rear garden has an attractive lawn with several patio areas ideal for entertaining.

The property is within walking distance to the local amenities including schools. Normanton town centre has its own supermarkets, railway station and provides great access to the M62 motorway network.

An early viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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



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ACCOMMODATION

ENTRANCE HALL

Wooden front entrance door, staircase leading to the first floor landing, solid wooden flooring, doors leading to the downstairs w.c., kitchen, storage cupboard with fixed shelving and living room. Central heating radiator, coving to the ceiling.

LIVING ROOM

11'3" x 16'3" (3.44m x 4.97m)

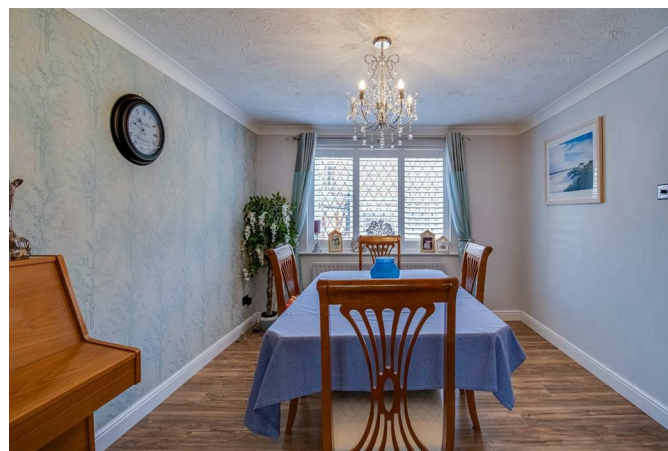
Electric fire on a decorative hearth with matching interior and surround, coving to the ceiling, UPVC double glazed window to the front with built in timber shutters, central heating radiator, double timber doors leading into the dining room and laminate flooring.



DINING ROOM

10'5" x 13'3" (3.19m x 4.04m)

UPVC double glazed window to the rear with built in timber shutters, coving to the ceiling, laminate flooring, central heating radiator and door into the kitchen.



KITCHEN

16'5" x 10'0" max x 7'10" min (5.01m x 3.07m max x 2.39m min)

A range of wall and base units with laminate work surface over, laminate upstands, Belfast ceramic sink with mixer tap, integrated washing machine, integrated Smeg oven and grill with five ring gas hob having stainless steel splashback and cooker hood over. Display cabinets with downlights and shelving, downlights to the wall cupboard, space for American style fridge freezer, laminate flooring, UPVC double glazed sliding patio doors to the rear, UPVC double glazed window to the rear with timber shutters. Opening into an pantry cupboard. Tiled splashback.



PANTRY

4'11" x 5'8" (1.52m x 1.74m)

Fixed shelving, laminate flooring, central heating radiator, timber side entrance door, wall mounted boiler.

DOWNSTAIRS W.C.

Low flush w.c., wash basin with two taps set in laminate work surface with vanity cupboards, part tiled walls, central heating radiator and solid wooden flooring. Extractor fan to the ceiling.

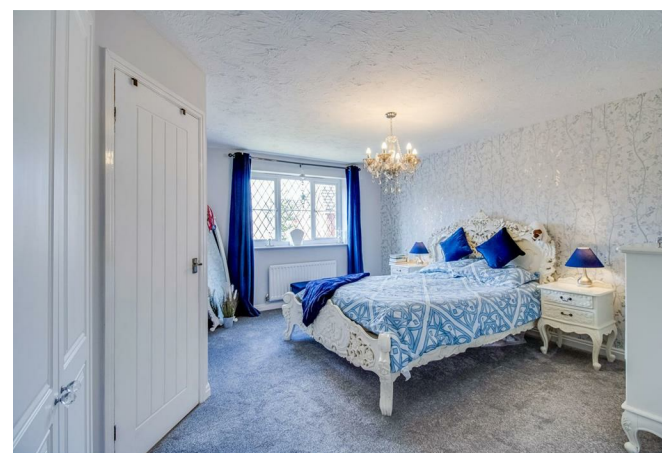
FIRST FLOOR LANDING

Loft access, doors to the bedrooms and house bathroom/w.c. Airing cupboard with shelving.

BEDROOM ONE

15'0" x 12'6" max x 10'9" min (4.58m x 3.83m max x 3.28m min)

UPVC double glazed window to the front, central heating radiator, door into the en suite shower room/w.c., a range of built in double wardrobes.



EN SUITE SHOWER ROOM/W.C.

6'11" x 5'5" (2.12m x 1.66m)

Low flush w.c., pedestal wash basin with two taps, tiled walls, laminate flooring, central heating radiator, extractor fan to the ceiling, curved corner shower cubicle with double doors and electric shower.

BEDROOM TWO

9'4" x 12'3" (2.86m x 3.75m)

UPVC double glazed window to the rear, dado rail, central heating radiator, built in double wardrobe, ceiling fan and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

5'6" x 8'9" max x 6'0" min (1.68m x 2.68m max x 1.85m min)

Low flush w.c., wash basin with vanity cupboard and mixer tap, tiled walls, enclosed shower cubicle with electric shower, laminate flooring, central heating radiator, extractor fan to the ceiling, UPVC double glazed frosted window to the rear.

BEDROOM THREE

8'10" x 11'9" (2.70m x 3.60m)

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



BEDROOM FOUR

9'10" x 8'11" (3m x 2.72m)

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

HOUSE BATHROOM/W.C.

5'6" x 6'10" (1.68m x 2.09m)

Panelled bath with mixer tap and shower attachment, pedestal wash basin with two taps, low flush w.c., tiled walls, laminate flooring, central heating radiator, extractor fan to the ceiling, UPVC double glazed frosted window to the side.

OUTSIDE

To the front of the property there is a double tarmac driveway providing ample off road parking leading to the integral single garage with manual up and over door. Pleasant lawned area, porch area and pathway. A paved pathway with timber gate provides access to the rear garden. The enclosed rear garden has a large paved patio area perfect for al-fresco dining overlooking the attractive lawn. A further paved seating area to the corner and a pebbled area to the other corner. Pebbled borders and timber panelled fence surrounds. Water point connection.



COUNCIL TAX BAND

The council tax band for this property is E

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Great location for commuting, the house is located in a lovely cul de sac. The house is very spacious with great outdoor space."