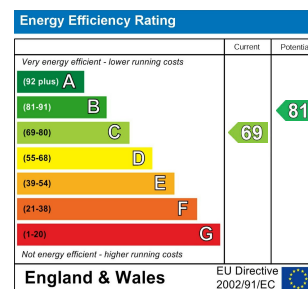
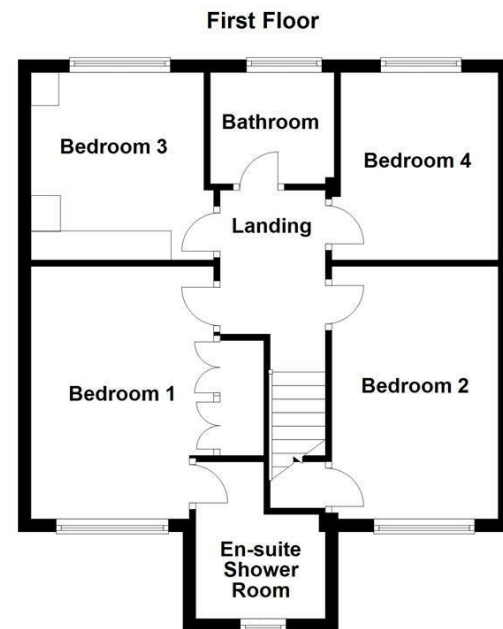
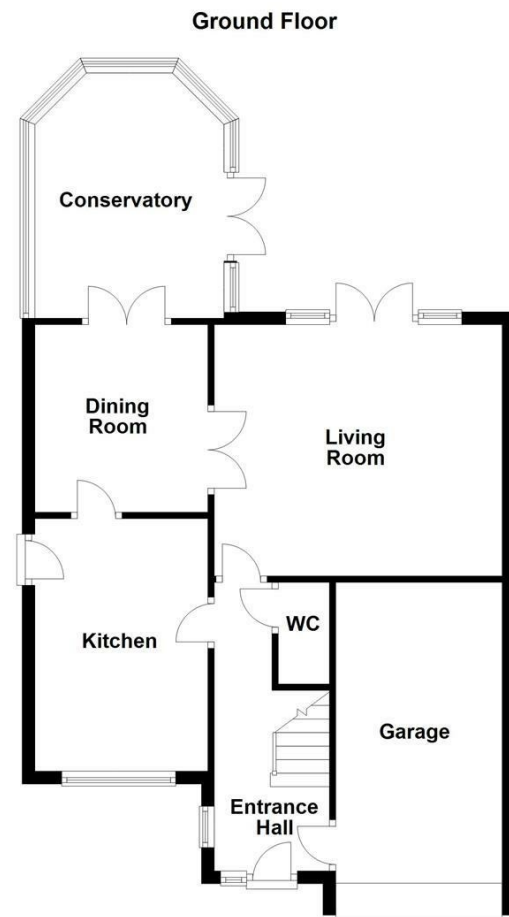




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 7 Fulford Close, Normanton, WF6 1JB

**For Sale Freehold £345,000**

Enjoying a cul-de-sac location is this four bedroom detached family home benefitting from two reception rooms, modern fitted kitchen, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, integral garage, kitchen, dining room, living room, downstairs w.c. and conservatory. The first floor landing leads to four bedrooms (bedroom one with en suite) and the house bathroom/w.c. Outside to the front of the property is a double tarmac driveway providing ample off road parking leading to the single integral garage and an attractive lawned front garden. To the rear is a block paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden with circular paved patio area, and timber shed, fully enclosed by timber panelled surround fences.

Normanton is ideally placed for all local amenities such as shops and schools with Normanton town centre only a short distance away. Normanton has its own supermarket and railway station. For those looking to travel further afield, the M62 motorway is only a short drive away.

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

### 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.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance door, fully tiled floor, UPVC double glazed window overlooking the side aspect, coving to the ceiling, central heating radiator, staircase leading to the first floor landing and doors to integral garage, downstairs w.c., living room and kitchen.

### INTEGRAL GARAGE

16'4" x 8'6" [4.98m x 2.61m]

Manual up and over door, power and light and the condensing regular boiler housed in here.

### KITCHEN

12'11" x 8'8" [3.95m x 2.65m]

Range of wall and base high gloss units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine, integrated fridge/freezer, integrated twin oven and grill with four ring gas hob and cooker hood over. Internal door to the separate dining room, UPVC double glazed window overlooking the front aspect, fully tiled floor, central heating radiator and timber side entrance door.

### DINING ROOM

9'8" x 8'11" [2.95m x 2.72m]

Set of UPVC double glazed French doors to the conservatory, coving to the ceiling, central heating radiator and double timber doors to the living room.



### LIVING ROOM

14'9" x 12'11" [4.52m x 3.96m]

Electric fire on a decorative hearth with matching interior and surround, coving to the ceiling, two central heating radiators and a set of UPVC double glazed French doors leading to the rear garden with windows either side.



### W.C.

Pedestal wash basin with mixer tap and tiled splash back, low flush w.c. with concealed cistern, fully tiled floor, central heating radiator and extractor fan.

### CONSERVATORY

12'9" x 9'8" [3.90m x 2.95m]

Power and light, laminate floor, electric panel heater, UPVC double glazed windows to three sides and set of UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom. Loft access.

### BEDROOM ONE

9'4" x 13'1" [2.87m x 4.01m]

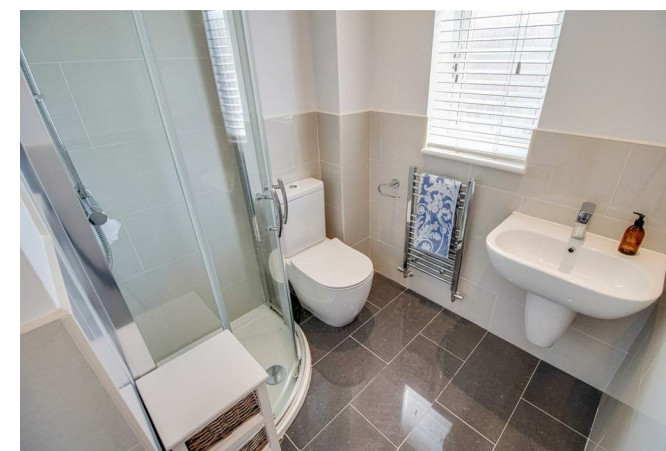
UPVC double glazed window overlooking the front elevation, two double fitted wardrobes with mirror glass doors, central heating radiator and door providing access to the modern en suite shower room.



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

6'0" x 7'6" [max] x 5'3" [min] [1.83m x 2.30m [max] x 1.61m [min]]

Three piece suite comprising enclosed corner shower cubicle with mixer shower, low flush w.c. and wall hung wash basin with mixer tap. Partially tiled walls, fully tiled floor, chrome ladder style ladder radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the front elevation.



### BEDROOM TWO

8'7" x 13'1" [2.64m x 4.0m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to the airing cupboard over the bulkhead of the stairs.



### BEDROOM THREE

9'4" [max] 8'9" [min] x 9'9" [2.87m [max] 2.67m [min] x 2.99m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and range of fitted wardrobes with fitted drawers.

### BEDROOM FOUR

8'8" [max] x 8'3" [min] x 9'8" [2.65m [max] x 2.54m [min] x 2.97m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

5'10" x 6'3" [1.80m x 1.91m]

Three piece suite comprising panelled bath with mixer tap and electric shower over, low flush w.c. and vanity wash basin with mixer tap and large vanity mirror. UPVC double glazed frosted window overlooking the rear elevation, extractor fan, central heating radiator and partially tiled walls.

### OUTSIDE

To the front of the property is a double tarmac driveway providing ample off road parking leading to the single integral garage and an attractive lawned front garden with paved pathway and covered porch area. A paved pathway runs down the left hand side through a cast iron gate into the rear garden. Within the rear garden is a block paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden with circular paved patio area, and timber shed, fully enclosed by timber panelled surround fences.



### 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.