



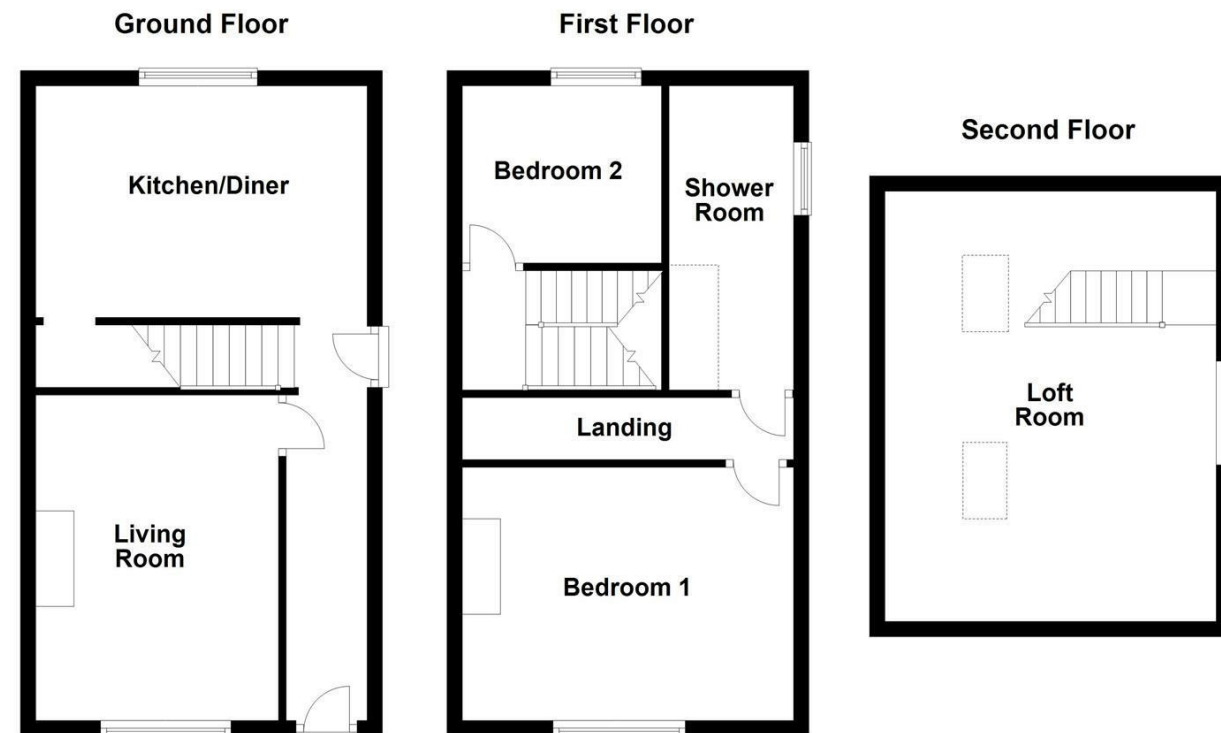
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11 Assembly Street, Normanton, WF6 2DB

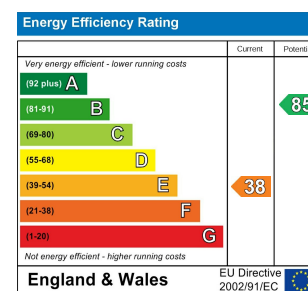
For Sale Freehold £110,000

Situated in the centre of Normanton is this two bedroom end terrace property with accommodation spanning over three floors with loft room and benefiting from off road parking and low maintenance rear yard.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to two bedrooms and the shower room/w.c. with stairs leading to the loft room. Outside to the front is on street permit parking with driveway leading down the side of the property leading to a further paved area with iron canopy, surrounded by walls and timber fencing.

Normanton is ideal for a range of buyers, as for first time buyers and growing families looking to move to the area it is ideally located for shops and schools. These are found within walking distance as well as Haws Hill Park, which is also a stones throw from the property. For the commuter Normanton does have its own train station with trains running to local towns and cities such as Castleford, Wakefield and Leeds. It does also have local bus routes and is next to the M62 motorway ideal for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this well presented property and so an early viewing comes highly advised to avoid disappointment.



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*

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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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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

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ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, dado rail, central heating radiator, UPVC double glazed frosted side door, stairs to the first floor landing and door to the living room with opening to the kitchen/diner.

LIVING ROOM

13'11" x 10'5" [max] x 8'10" [min] [4.26m x 3.18m [max] x 2.7m [min]]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, ceiling rose, dado rail and gas fireplace with marble hearth, surround and wooden mantle.



KITCHEN/DINER

9'11" x 14'3" [3.04m x 4.35m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, space and plumbing for a washing machine, space for a fridge/freezer, integrated oven with four ring gas hob with extractor hood above. UPVC double glazed window to the rear, an opening to understairs storage, central heating radiator and coving to the ceiling. The Baxi combi boiler is housed in here.

FIRST FLOOR LANDING

Partial coving to the ceiling, dado rail and doors to two bedrooms and the shower room. Further set of stairs leading to the loft room.

BEDROOM ONE

10'11" x 14'3" [max] x 13'0" [min] [3.33m x 4.36m [max] x 3.97m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and dado rail.



BEDROOM TWO

7'7" x 8'7" [2.32m x 2.64m]

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



SHOWER ROOM/W.C.

13'1" x 5'1" [max] x 2'4" [min] [4.0m x 1.56m [max] x 0.73m [min]]

Range of fitted storage cupboards, UPVC double glazed window to the side, spotlights to the ceiling, low flush w.c., pedestal wash basin, double shower cubicle with shower head attachment and glass shower screen. Chrome ladder style radiator and fully tiled.



LOFT ROOM

14'2" x 18'6" [max] x 8'6" [min] [4.33m x 5.64m [max] x 2.6m [min]]

Two velux skylights, UPVC double glazed window to the side, spotlights to the ceiling, central heating radiator and access to the storage eaves.



OUTSIDE

There is on street permit parking to the front with driveway running down the side leading to a further block paved area with iron canopy, surrounded by walls and fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.