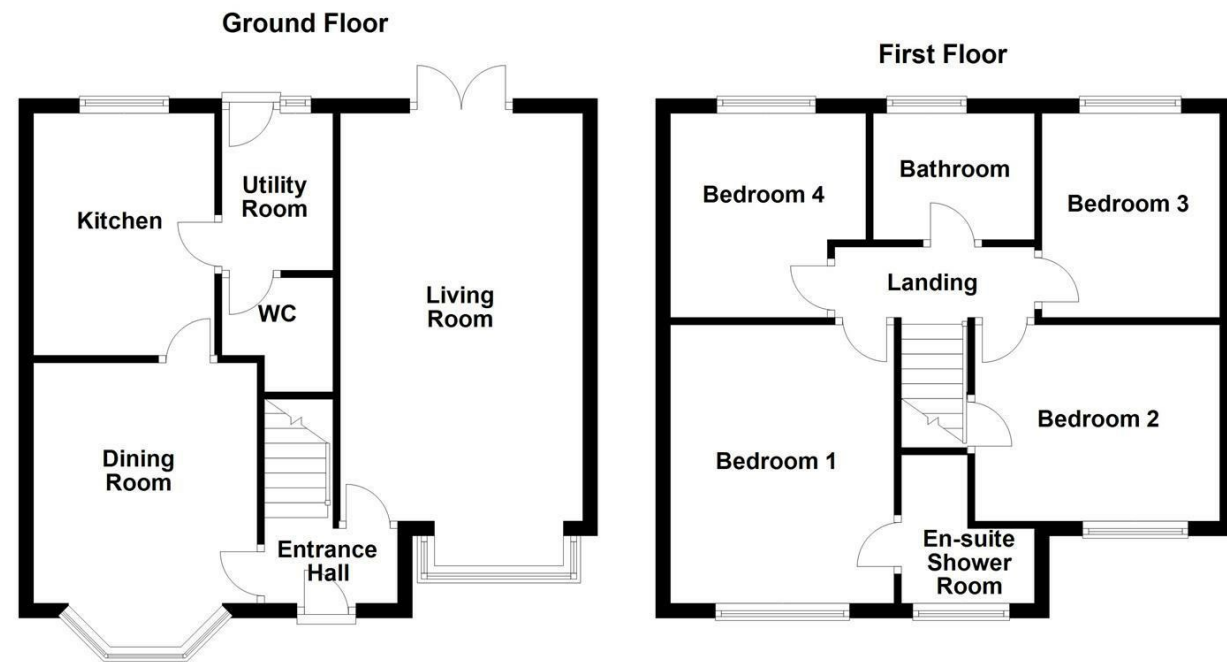




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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109 Fairway, Normanton, WF6 1SN

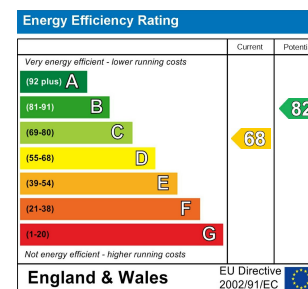
For Sale Freehold £325,000

A superb opportunity to purchase this four bedroom detached family home benefitting from off road parking with a sweeping driveway, detached double garage and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, dining room, kitchen with separate utility room, downstairs w.c. and living room. The first floor landing leads to four bedrooms (main bedroom with en suite) and the house bathroom/w.c. Outside to the front are two attractive lawns with central paved pathway leading to the front door. To the side a large block paved driveway providing ample off road parking for several vehicles leading to the detached double garage and there are five allotment style beds. To the rear is a paved patio area, perfect for entertaining and dining purposes with L-shaped attractive lawned garden with planted borders and timber panelled surround fences.

The property is within walking distance to the local amenities and schools within Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway link is only a short distance away.

Only a full internal inspection will reveal all that's on offer this quality home and an early 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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, central heating radiator and doors to the living room and dining room. Staircase leading to the first floor landing.

DINING ROOM

10'0" x 10'8" (min) x 13'1" (max) [3.05m x 3.27m (min) x 4.0m (max)]
UPVC double glazed walk in bay window overlooking the front aspect, central heating radiator, coving to the ceiling and door to the kitchen.



KITCHEN

10'9" x 8'0" [3.29m x 2.46m]
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, integrated twin oven and grill with separate four ring gas hob and cooker hood over, integrated fridge, integrated freezer, fully tiled floor, central heating radiator, inset spotlights to the ceiling, wall mounted condensing regular boiler, UPVC double glazed window overlooking the rear elevation. Door providing access to the utility room.

UTILITY ROOM

4'10" x 7'0" [1.49m x 2.14m]
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer, space for a washing machine, space for a dishwasher, fully tiled floor, central heating radiator, composite door and window to the rear. Internal door to the down

W.C.

5'0" x 4'10" (max) x 2'10" (min) [1.54m x 1.49m (max) x 0.87m (min)]
Low flush w.c., wall hung wash basin with two taps and tiled splash back. Fixed shelving to the walls, extractor fan, fully tiled floor and central heating radiator.

LIVING ROOM

18'0" x 10'9" [5.51m x 3.29m]
UPVC double glazed bay window overlooking the front aspect, set of UPVC double glazed French doors to the rear garden, coving to the ceiling, two central heating radiators and living flame effect gas fire with marble surround.



FIRST FLOOR LANDING

Loft access, doors to the four bedrooms and the house bathroom.

BEDROOM ONE

12'7" x 10'1" [3.86m x 3.08m]
UPVC double glazed window overlooking the front elevation, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'10" (max) x 2'9" (min) x 6'8" [1.79m (max) x 0.86m (min) x 2.04m]
Three piece suite comprising enclosed shower cubicle with mixer shower and bi-folding doors, wash basin with laminate work surface and mixer tap and low flush w.c. Fully tiled walls, inset spotlights, UPVC double glazed frosted window overlooking the front elevation and central heating radiator.

BEDROOM TWO

8'11" x 10'11" [2.73m x 3.35m]
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Door providing access into the airing cupboard over the bulkhead of the stairs.



BEDROOM THREE

8'0" x 9'0" [2.44m x 2.76m]
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

7'1" (min) x 8'8" (max) x 8'11" [2.18m (min) x 2.66m (max) x 2.72m]
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

5'7" x 7'1" [1.72m x 2.18m]
Three piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights to the ceiling and central heating radiator.



OUTSIDE

To the front of the property are two attractive lawns with central paved pathway leading to the front door. To the side a large block paved driveway providing ample off road parking for several vehicles leading to the detached double garage with twin manual up and over doors with power and light within. To the side of the garage are five allotment style beds with established fruit trees that the vendor advises us produces a good crop every year and paved pathway surrounding. To the rear is a paved patio area, perfect for entertaining and dining purposes with L-shaped attractive lawned garden with planted borders and 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.