



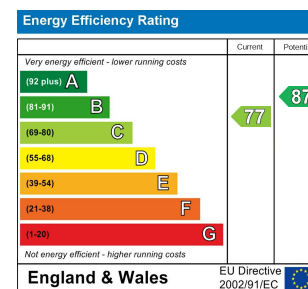
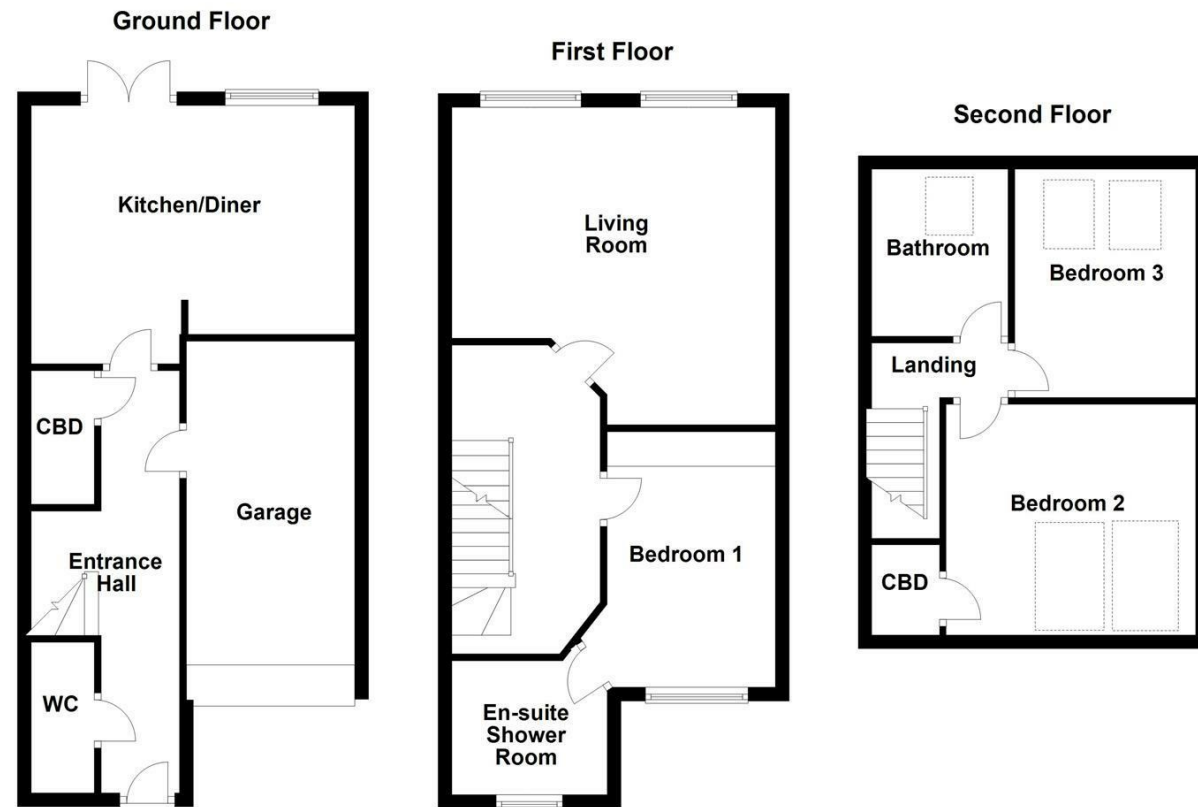
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



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.



2 Waterford Place, Normanton, WF6 1RJ

For Sale Freehold £230,000

Located on this modern and attractive development is this three bedroom mid town house with spacious living accommodation spread over three levels benefitting from off road parking furthered by an integral garage and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., integral garage and kitchen/diner. The first floor landing leads to living room and bedroom one with en suite shower room/w.c. Stairs lead to the second floor which in turn leads to two further bedrooms and the house bathroom/w.c. Outside to the front is a tarmac off road parking space in front the integral single garage with slate border. To the rear is a paved seating area, attractive lawn garden and low maintenance pebbled patio area, surrounded by timber panelled surround fences on all three sides.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fully tiled floor, central heating radiator, wall mouldings with dado rail on top, coving to the ceiling, inset spotlights to the ceiling, staircase to the first floor landing and doors to the integral garage, kitchen/diner, understairs storage and downstairs w.c.

W.C.

73" x 27" [2.22m x 0.81m]

Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Fully tiled floor, central heating radiator, coving to the ceiling, extractor fan and inset spotlights to the ceiling.

INTEGRAL GARAGE

165" x 80" [5.01m x 2.44m]

Manual up and over door the front, power and light and a wall mounted boiler housed at the rear.

KITCHEN/DINER

123" (max) x 101" (min) x 157" [3.75m (max) x 3.34m (min) x 4.75m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four electric hobs and cooker hood over. Integrated dishwasher, space for a freestanding fridge/freezer, central heating radiator, inset spotlights, coving to the ceiling and a window and set of UPVC double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

Wall mouldings, dado rail, coving to the ceiling, central heating radiator and doors to the living room and bedroom two. Staircase leading to the second floor landing.

LIVING ROOM

152" (max) x 110" (min) x 157" [4.63m (max) x 3.36m (min) x 4.76m]

Coving to the ceiling, inset spotlights, laminate flooring, two central heating radiators and two UPVC double glazed windows overlooking the rear elevation.



BEDROOM ONE

93" x 105" [2.83m x 3.18m]

Dado rail, coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes with sliding doors to one wall. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

65" x 68" [1.97m x 2.04m]

Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Part tiled walls, shaver socket point, ladder style radiator and UPVC double glazed frosted window overlooking the front elevation. Coving to the ceiling, extractor fan and inset spotlights.



SECOND FLOOR LANDING

Wall mouldings, dado rail, central heating radiator, loft access and doors to the two bedrooms and the house bathroom.

BEDROOM TWO

110" x 122" [3.37m x 3.71m]

Two timber double glazed keylite windows with build in blinds overlooking the front elevation, central heating radiator and small door to the eaves storages.



BEDROOM THREE

810" x 111" [2.71m x 3.64m]

Two timber double glazed keylite windows with build in blinds overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

64" x 71" [1.94m x 2.43m]

Three piece suite comprising panelled bath with mixer tap and mixer shower, pedestal wash

basin with mixer tap and low flush w.c. Part tiled walls, laminate flooring, timber double glazed velux style frosted window to the rear elevation, inset spotlights, extractor fan and ladder style radiator.



OUTSIDE

To the front of the property is tarmac off road parking space in front of the integral single garage with slate border. To the rear is a paved seating area, attractive lawn garden and low maintenance pebbled patio area, surrounded by timber panelled surround fences on all three sides.



COUNCIL TAX BAND

The council tax band for this property is C.

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.