



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Waterford Place, Normanton, WF6 1RJ

For Sale Freehold £189,950

A fantastic home ideal for the growing family is this deceptively spacious three bedroomed modern end town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, downstairs w.c., lounge, dining room and contemporary kitchen. Stairs to the first floor lead to three bedrooms (bedroom one with en suite shower room) and additional modern house bathroom/w.c. Outside, driveway to the front providing off street parking. Whilst to the rear is an attractive landscaped low maintenance garden incorporating artificial lawn and flagged patio areas, ideal for entertaining purposes.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The national motorway network is only a short drive away for those looking to travel further afield.

Well appointed throughout, an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment .



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ACCOMMODATION

ENTRANCE HALL

5'2" x 3'7" [1.6m x 1.1m]

Panelled front entrance door, wood effect flooring, central heating radiator and guest w.c. off to the side.

GUEST W.C.

5'6" x 3'7" [1.7m x 1.1m]

Window to the front, central heating radiator and fitted with a two piece white and chrome suite comprising pedestal wash basin and low suite w.c.

LIVING ROOM

13'9" x 12'9" [4.2m x 3.9m]

Window to the front, double central heating radiator, quality fitted laminate flooring, stairs to the first floor and an archway through to the dining room.



DINING ROOM

10'2" x 7'2" [3.1m x 2.2m]

French doors to the paved patio to the rear, double central heating radiator, quality fitted laminate flooring, useful understairs store and an archway through to the kitchen.



KITCHEN

10'2" x 6'2" [3.1m x 1.9m]

Range of modern fitted sage green wall and base units with feature quality fitted work surface over incorporating sink and drainer with mixer taps, tiled splash backs, space for fridge/freezer, integrated oven and grill, four ring gas hob with contemporary cooker hood above, space for a dishwasher, tiled floor and drawers down the base units.

FIRST FLOOR LANDING

Loft access point and central heating radiator.

BEDROOM ONE

10'5" x 8'6" [3.2m x 2.6m]

Window to the front, central heating radiator and built-in airing cupboard housing the pressurised hot water cylinder.



ADJOINING DRESSING AREA

5'10" x 5'6" max [1.8m x 1.7m max]

Doorway leading through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

6'6" x 5'2" [2.0m x 1.6m]

Frosted window to the front, part tiled walls and fitted with a three piece modern white and chrome suite comprising pedestal wash basin, corner shower cubicle with glazed screen and low suite w.c. Ladder style heated towel rail, extractor fan and electric shaver socket.



BEDROOM TWO

8'10" x 7'2" [2.7m x 2.2m]

Window overlooking the rear garden and central heating radiator.



BEDROOM THREE

6'10" x 6'2" [2.1m x 1.9m]

Window overlooking the rear garden and central heating radiator.



FAMILY BATHROOM/W.C.

7'2" x 5'2" [2.2m x 1.6m]

Frosted window to the side, part tiled walls and fitted with a three piece modern white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Ladder style heated towel rail and extractor fan.



OUTSIDE

To the front, the property has a tarmacadam parking area. To the rear of the property there is a well proportioned and thoughtfully landscaped garden with paved seating areas, gravelled low maintenance area, artificial lawn, well stocked beds and borders and a substantial storage shed.

COUNCIL TAX BAND

The council tax band for this property is B.

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.