



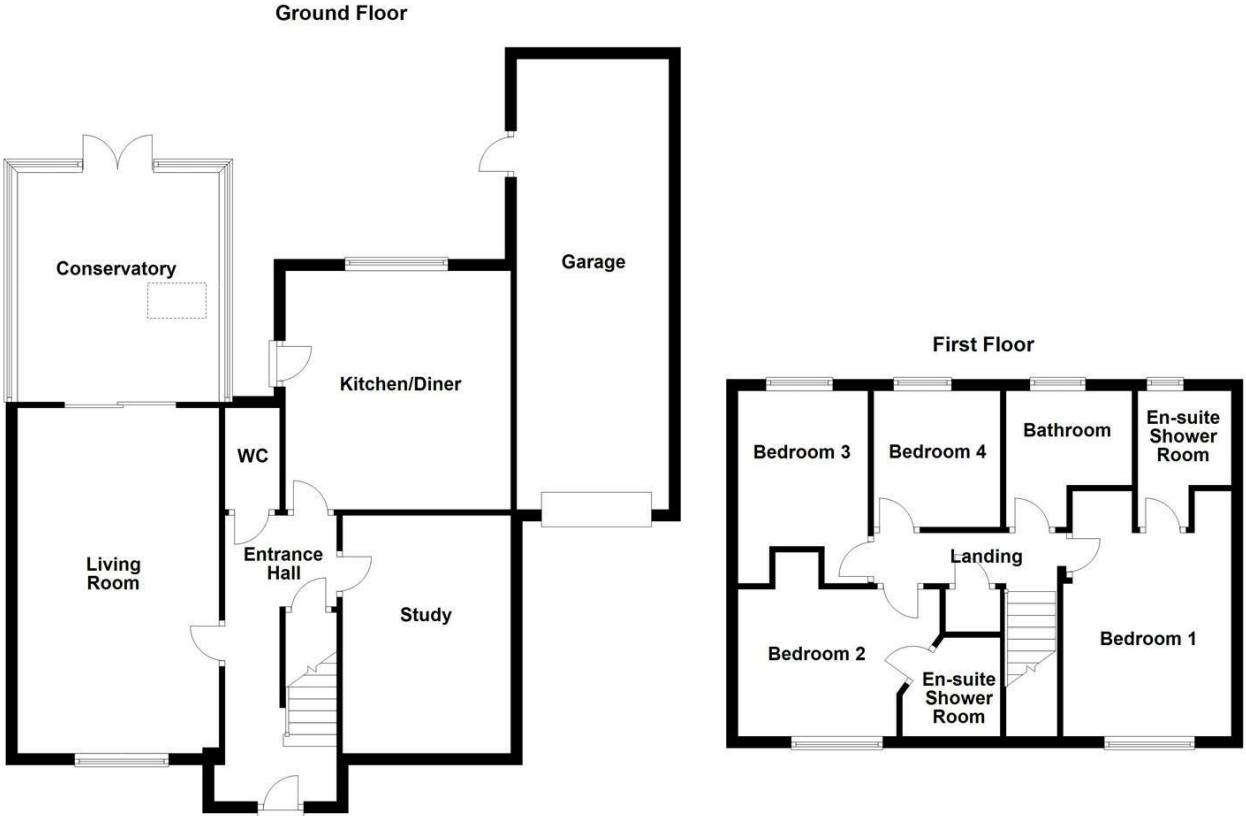
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OSSETT
01924 266 555

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NORMANTON
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01977 798 844



5 Lytham Close, Normanton, WF6 1UJ

For Sale Freehold £375,000

Situated on this sought after modern development is this four bedroom detached home benefitting from generously proportioned accommodation furthered by a rear conservatory extension, expansive driveway with large garage and attractive rear garden.

The property briefly comprises of the entrance hall, living room, conservatory, downstairs w.c., kitchen/diner and study. To the first floor landing there are four bedrooms (bedroom one and two boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front is a fenced slate garden with driveway parking running down the side of the property providing ample off road parking leading to the garage. To the rear is an attractive garden incorporating patio areas, perfect for al fresco dining and summerhouse.

Normanton is ideal for a range of buyers especially the growing family as it is aptly placed for local amenities such as shops and schools, these can be generally found within walking distance. Normanton is also ideal for those who look to travel to work as it is close to the M62 motorway and is also on local bus routes from neighbouring towns and cities.

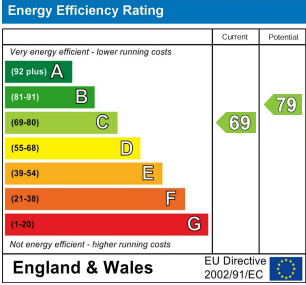
Only a full internal inspection will truly show how the accommodation on offer and to avoid disappointment.

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*

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.



ACCOMMODATION

ENTRANCE HALL

Composite front door, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage cupboard and doors to the living room, downstairs w.c., kitchen/diner and study.

LIVING ROOM

19'7" x 11'5" [5.99m x 3.5m]

UPVC double glazed window to the front with built in shutters, two central heating radiators, a set of double glazed doors to the conservatory and electric fireplace with marble hearth, surround and mantle.



CONSERVATORY

13'0" x 11'5" [3.98m x 3.5m]

Velux skylight, surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden and spotlights to the ceiling.



W.C.

6'7" x 3'1" [2.02m x 0.96m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., ceramic wash with storage unit and mixer tap.

KITCHEN/DINER

13'6" x 12'10" [4.14m x 3.92m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker, central island with base units incorporating breakfast bar and wooden work surface over. Integrated dishwasher, space for an American style fridge/freezer and space and plumbing for a washing machine. UPVC double glazed window and frosted door to the rear and central heating radiator.

STUDY

9'6" x 12'7" [2.9m x 3.86m]

UPVC double glazed window to the front with built in shutters, coving to the ceiling and central heating radiator.

FIRST FLOOR LANDING

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

BEDROOM ONE

11'7" x 6'6".314'11" [3.54m x 2.96m]

UPV double glazed window to the front with built in shutters, central heating radiator, access to fitted wardrobes/storage cupboards and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'4" x 7'7" [max] x 5'5" [min] [1.63m x 2.33m [max] x 1.67m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with electric shower and glass shower screen. Fully tiled and extractor fan.

BEDROOM TWO

11'11" x 8'5" [max] x 2'3" [min] [3.65m x 2.59m [max] x 0.71m [min]]

UPVC double glazed window to the front with built in shutters, central heating radiator, access to a fitted wardrobe/storage cupboard and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'11" x 5'4" [max] x 2'3" [min] [1.82m x 1.63m [max] x 0.71m [min]]

Central heating radiator, low flush w.c., pedestal wash basin and shower cubicle with electric shower and glass shower screen. Fully tiled and extractor fan.

BEDROOM THREE

8'4" x 10'11" [max] x 8'9" [min] [2.55m x 3.33m [max] x 2.68m [min]]

Access to a fitted wardrobe/storage cupboard, UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

7'2" x 7'8" [2.19m x 2.36m]

Fitted wardrobe with sliding door, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.

6'5" [max] x 5'6" [1.98m [max] x 1.68m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Fully tiled and extractor fan.



OUTSIDE

To the front of the property there is a slate garden with planted features, mature shrubs and conifer trees. A paved pathway leads to the front door with fence surrounding and timber gated access. A tarmac driveway runs down the side of the property providing off road parking for several vehicles leading to the single detached garage. To the rear is a low maintenance garden with slate areas, composite decked and paved patio areas, perfect for outdoor dining and entertaining and a timber built summerhouse with power and light [2.61m x 2.6m].



GARAGE

31'9" x 8'7" [9.7m x 2.62m]

Electric up and over door, power and light, base and wall units with laminate work surface, space for a tumble dryer and fridge/freezer. There is a timber framed rear access door.

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.

COUNCIL TAX BAND

The council tax band for this property is TBC.