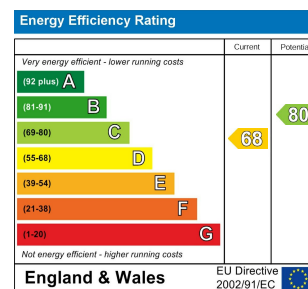
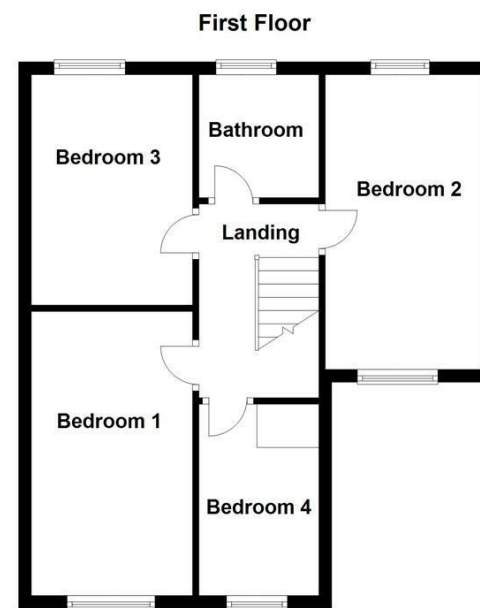
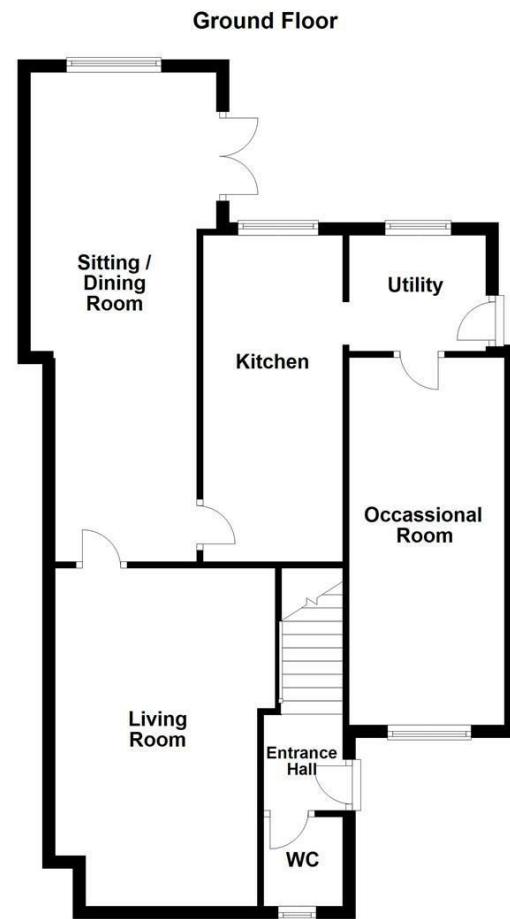




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any 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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 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.

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**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.



## 23 Bodmin Drive, Normanton, WF6 2RU

**For Sale Freehold £320,000**

Situated in Normanton is this generously proportioned four/five bedroom detached family benefiting from well proportioned accommodation with occasional room which could be used as a further bedroom, ample off road parking and attractive enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room, sitting/dining room, kitchen with separate utility room and occasional room (which could be used as a bedroom). The first floor landing leads to four bedrooms and the house bathroom/w.c. Outside to the front is off road parking for several vehicles and to the rear is an enclosed tiered garden incorporating composite decked area with steps up to an attractive lawn and stone paved patio area with summerhouse.

Well placed for local amenities including shops, schools, Haw Hill Park, having easy access to the M62 motorway network and there are local bus routes nearby.

A superb family home, and an early viewing comes highly recommended to avoid any disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, coving to the ceiling, stairs to the first floor landing, central heating radiator and doors to the living room and downstairs w.c.

### W.C.

4'7" x 4'0" [max] x 3'2" [min] [1.4m x 1.23m [max] x 0.97m [min]]

Central heating radiator, coving to the ceiling, UPVC double glazed frosted window to the front, low flush w.c., ceramic wash basin with mixer tap and tiled splash back.

### LIVING ROOM

17'5" x 11'3" [max] x 8'3" [min] [5.31m x 3.43m [max] x 2.54m [min]]

Door to the sitting/dining room, UPVC double glazed window to the front, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.



### SITTING/DINING ROOM

25'11" x 9'4" [max] x 6'2" [min] [7.9m x 2.86m [max] x 1.88m [min]]

Two central heating radiators, coving to the ceiling, door to the kitchen, set of UPVC double glazed French doors and window to the rear garden.



### KITCHEN

16'6" x 7'1" [5.04m x 2.17m]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Breakfast bar with laminate work surface over, space and plumbing for a Range style cooker with extractor hood, space for an American style fridge/freezer and integrated dishwasher. An opening to the utility, UPVC double glazed window to the rear and coving to the ceiling

### UTILITY

5'0" x 7'0" [1.53m x 2.14m]

Range of modern base units with laminate work surface over, inset stainless steel sink with mixer tap and tiled splash back. Space and plumbing for a washing machine and tumble dryer. UPVC double glazed window to the rear and frosted door to the side. Central heating radiator and door to the occasional room.

### OCCASIONAL ROOM

18'8" x 7'0" [max] x 7'3" [min] [5.7m x 2.14m [max] x 2.23m [min]]

Partial spotlights to the ceiling, UPVC double glazed window to the front, central heating radiator and storage cupboard housing the boiler.

### FIRST FLOOR LANDING

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



### BEDROOM ONE

8'9" x 14'7" [2.67m x 4.47m]

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

### BEDROOM TWO

8'0" x 14'9" [2.44m x 4.52m]

UPVC double glazed windows to the front and rear, coving to the ceiling, central heating radiator and fitted wardrobes with sliding doors.



### BEDROOM THREE

8'8" x 11'5" [2.66m x 3.48m]

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

### BEDROOM FOUR

5'10" x 9'6" [max] x 7'8" [min] [1.79m x 2.92m [max] x 2.34m [min]]

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

### BATHROOM/W.C.

6'6" x 5'9" [2.0m x 1.77m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, shaver socket point, concealed cistern low flush w.c., wash basin with storage unit and mixer tap, panelled bath with electric shower head attachment. Extractor fan and partial spotlights.



### OUTSIDE

To the front of the property is a broad driveway providing off road parking for several vehicles. To the rear is a landscaped tiered garden with a composite decked patio area, perfect for outdoor dining and entertaining with steps up to a lawn and stone paved patio area housing a summerhouse, fully enclosed by timber fencing.

### 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.