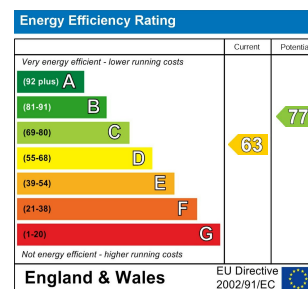
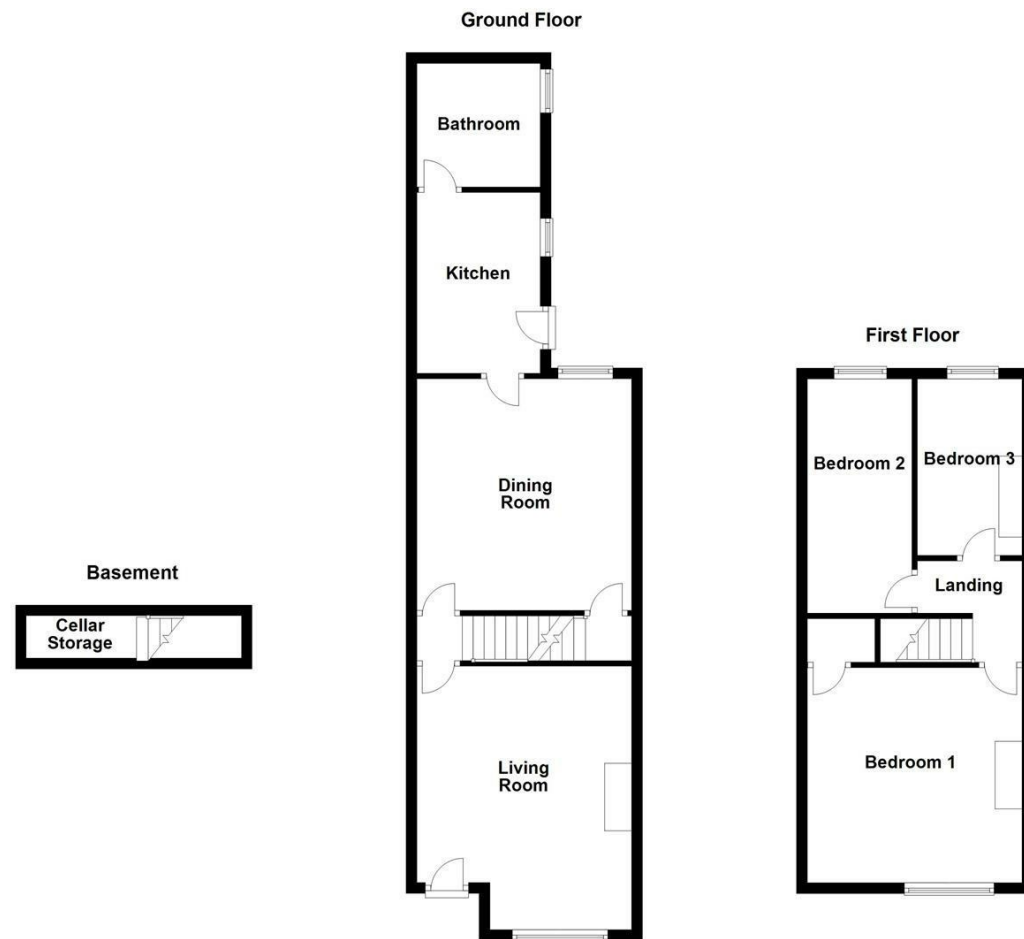




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



## 12 King Street, Normanton, WF6 1EW

**For Sale Freehold £170,000**

Situated on the outskirts of Normanton town centre is this superbly presented three bedroom mid terrace property benefitting from an enclosed rear garden.

The property briefly comprises of the living room, hallway leading to the dining room with access to a cellar store, kitchen and bathroom/w.c. The first floor landing leads to three bedrooms. Outside to the front is a small paved buffer garden and to the rear is an enclosed low maintenance pebbled garden incorporating patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

Normanton is ideal for a range of buyers and for the first time buyer and growing family looking in the area. It is aptly placed for local amenities including shops and schools, these can be found within walking distance. Normanton town centre has its own train station and is on local bus routes to and from neighbouring towns and cities such as Wakefield and Castleford.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing comes highly advised.





#### ACCOMMODATION

##### LIVING ROOM

16'0" x 13'0" [max] x 8'6" [min] [4.88m x 3.98m [max] x 2.6m [min]]  
Composite front entrance door, two central heating radiators, coving to the ceiling, door to a further hallway and UPVC double glazed window to the front.



##### HALLWAY

Stairs to the first floor landing and door through to the dining room.

##### DINING ROOM

14'0" x 13'1" [max] x 11'5" [min] [4.28m x 3.99m [max] x 3.5m [min]]  
Central heating radiator, door through to the kitchen and UPVC double glazed window to the rear. Door providing access to understairs cellar for storage [3.05m x 0.85m] with power and light.



##### KITCHEN

7'6" x 10'11" [2.3m x 3.35m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for an under counter fridge/freezer, integrated oven and four ring electric hob with extractor hood. Door through to the bathroom, spotlights to the ceiling, central heating radiator and composite door and UPVC double glazed window to the rear.



##### BATHROOM/W.C.

7'4" x 7'5" [2.24m x 2.28m]  
UPVC double glazed frosted window to the side, extractor fan, spotlights to the ceiling, low flush w.c., pedestal wash basin with mixer tap and curved bath with mixer tap and shower head attachment. Fully tiled.



##### FIRST FLOOR LANDING

Doors to three bedrooms.

##### BEDROOM ONE

13'3" x 13'0" [max] x 11'9" [min] [4.05m x 3.97m [max] x 3.6m [min]]  
Access to an overstairs storage cupboard with loft access, UPVC double glazed window to the front and central heating radiator.



##### BEDROOM TWO

14'1" x 6'3" [4.31m x 1.93m]  
UPVC double glazed window to the rear and central heating radiator.



##### BEDROOM THREE

11'1" x 6'4" [max] x 5'1" [min] [3.38m x 1.94m [max] x 1.57m [min]]  
UPVC double glazed window to the rear and central heating radiator.

##### OUTSIDE

To the front is a small paved buffer garden leading to the front door. To the rear is a low maintenance garden mainly pebbled incorporating paved and raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber gate with rear timber gate.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.