



WAKEFIELD
01924 291 294

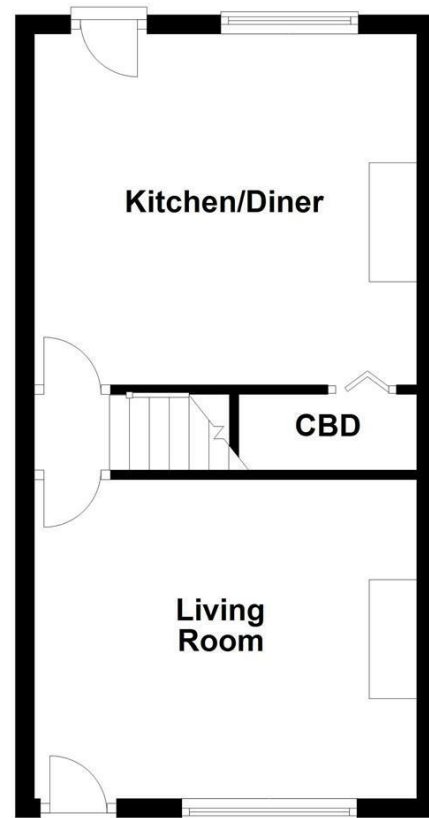
OSSETT
01924 266 555

HORBURY
01924 260 022

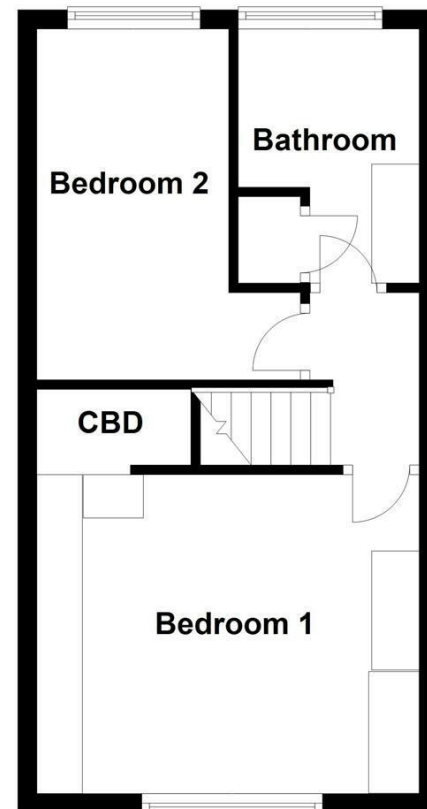
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



4 Carlton Street, Normanton, WF6 2EH

For Sale Freehold £110,000

A fantastic opportunity to purchase this two bedroom mid terrace house benefitting from spacious kitchen/diner and enclosed low maintenance rear garden.

The property briefly comprises of living room, inner hallway leading to the kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property is a small block paved buffer garden and low maintenance enclosed garden to the rear incorporating artificial lawn and paved patio area with shed.

Normanton is an ideal location for a range of buyers, for those looking for facilities they can be found within walking distance especially within Normanton town centre, of larger facilities can be found. For transport links, the property is close by to a bus route, Normanton does have its own railway station and there are fantastic motorway links in the form of the M62 for those who look to travel further afield. For those who enjoy family days out or walking, Haws Hill Park is only a stones throw away from the property.

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



ACCOMMODATION

LIVING ROOM

13'2" x 10'11" [4.02m x 3.34m]

Composite front entrance door, central heating radiator, UPVC double glazed window overlooking the front aspect, coving to the ceiling, marble hearth with marble matching interior and wooden decorative surround. Door providing access to the inner hallway.

HALLWAY

Central heating radiator, staircase leading to the first floor landing and door providing access to the kitchen/diner.

KITCHEN/DINER

12'0" x 13'2" [3.68m x 4.02m]

Range of wall and base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob. Space for a fridge/freezer, coving to the ceiling, central heating radiator, bi-folding timber door providing access to the understairs storage cupboard with fixed shelving within. UPVC double glazed window and door to the rear.



FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'0" x 11'2" [3.36m x 3.41m]

Fitted wardrobes to two walls (one providing access to the bulkhead)), set of fitted drawers, UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO

8'10" [max] x 6'7" [min] x 12'0" [2.71m [max] x 2.02m [min] x 3.66m]

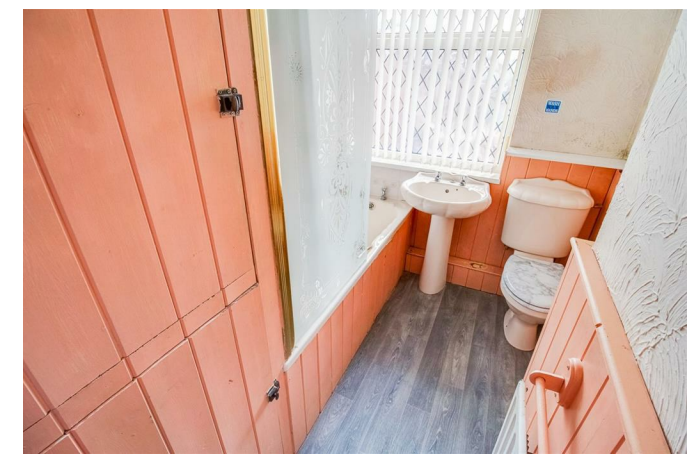
UPVC double glazed window overlooking the rear aspect, central heating radiator and coving to the ceiling.



BATHROOM/W.C.

8'9" x 6'2" [2.68m x 1.89m]

Three piece suite comprising panelled bath with electric shower over, low flush w.c., and pedestal wash basin. Partially tiled walls, timber cladding with dado rail, central heating radiator and UPVC double glazed frosted window overlooking the rear elevation. Cupboards providing useful storage.



OUTSIDE

To the front is a block paved buffer garden with solid brick walls. To the rear is a low maintenance rear yard with artificial lawn, concrete patio area, shed and concrete pathway leading to a timber gate accessing the street behind, surrounded by solid brick built walls and timber panelled surround fences.



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.