



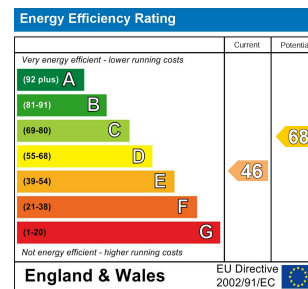
WAKEFIELD
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HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
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IMPORTANT NOTE TO PURCHASERS

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*

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.



21 Cambridge Street, Normanton, WF6 1ET

For Sale Freehold £240,000

Nestled just a short train ride from Leeds and Wakefield, this beautifully renovated four-bedroom Victorian mid-terrace is a delightful blend of modern living and classic charm. Ideal for families and professionals alike.

At first glance, this property may appear modest from the outside, but don't be deceived. As you enter, you'll be greeted by an expansive and airy interior that boasts high ceilings and generously sized rooms, creating a delightful sense of space.

This generous property welcomes you with a charming entrance hall that sets the tone for what lies beyond. The inviting lounge, featuring a beautiful bay window and cosy multi-fuel fire, flows seamlessly into the dining area, creating a perfect space for gatherings. The modern kitchen is complemented by a separate utility room, enhancing functionality for busy family life, while a convenient downstairs W.C. adds to the practicality.

As you go upstairs to the first-floor landing, you'll discover four well-sized bedrooms that offer plenty of space, along with a modern bathroom.

Outside to the front of the property there is a small buffer garden, whilst to the rear, a block paved area leading to the enclosed lawned and paved patio rear garden, perfect for entertaining.

Take advantage of the picturesque walks at Newmillerdam, Pugneys, and Nostell, offering a perfect escape into nature within easy reach. Normanton Town Centre is a short walk away, featuring a variety of amenities including supermarkets and a train station for easy commuting. For those driving, Junction 31 of the M62 connects you to Leeds and Wakefield effortlessly.

A full internal inspection is recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, opens out into large family home. Central heating radiator, tiled floor, door providing access into the living room, archway into the dining area, door into the understairs storage cupboard, door into the kitchen and staircase with original hand rail to the first floor landing.

LIVING ROOM

13'10" x 13'2" [4.23m x 4.03m]

Walk in UPVC double glazed bay window to the front, multi fuel cast iron burner with marble decorative surround, exposed brick fireplace. Ornate coving to the ceiling, detailed ceiling rose, picture rail, central heating radiator.



DINING AREA

12'3" 13'2" [3.74m 4.03m]

Tiled floor, decorative fireplace, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose.



KITCHEN

14'11" x 9'11" [4.55m x 3.03m]

UPVC double glazed window to the side, UPVC double glazed door with frosted sunlight, a range of wall and base white high gloss units with granite work surface, stainless steel sink with drainer and mixer tap, integrated oven and grill with four ring gas hob, contemporary radiator, tiled floor, wall mounted extractor fan. Door into the utility room.



UTILITY ROOM

6'11" x 5'10" [2.11m x 1.80m]

Laminate work surface with plumbing and drainage for a washing machine, space for a dryer, space for fridge freezer, combi condensing boiler, tiled floor, timber door providing access into the downstairs w.c.

DOWNSTAIRS W.C.

2'4" x 6'10" [0.73m x 2.10m]

Two UPVC double glazed frosted windows to the side, central heating radiator, tiled floor, pedestal wash basin with two taps, low flush w.c.,

FIRST FLOOR LANDING

Loft access, doors to the bedrooms and house bathroom/w.c.

HOUSE BATHROOM/W.C.

5'9" x 7'8" [1.77m x 2.36m]

Panelled bath with two taps and electric shower over, pedestal wash basin with two taps, low flush w.c., tiled walls and tiled floor. Ladder style radiator, UPVC double glazed frosted window to the side elevation.

BEDROOM ONE

12'7" x 13'3" [3.85m x 4.04m]

UPVC double glazed window to the front elevation, central heating radiator, feature panelled wall.



BEDROOM TWO

12'5" x 13'2" [3.80m x 4.02m]

UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

9'11" x 11'5" max x 6'7" min [3.04m x 3.50m max x 2.03m min]

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

BEDROOM FOUR

10'2" x 5'2" [3.10m x 1.60m]

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

OUTSIDE

To the front there is a concrete pathway leading to the recess tiled roof porch. Pebbled buffer garden with walled surrounds. The rear garden has a pathway, timber garden shed and a block paved patio area ideal for outdoor dining purposes ideal for entertaining, attractive lawn with planted border and wooden pergola with a further block paved patio area. Brick walls, timber fencing and gate surrounds. Water point.

COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.