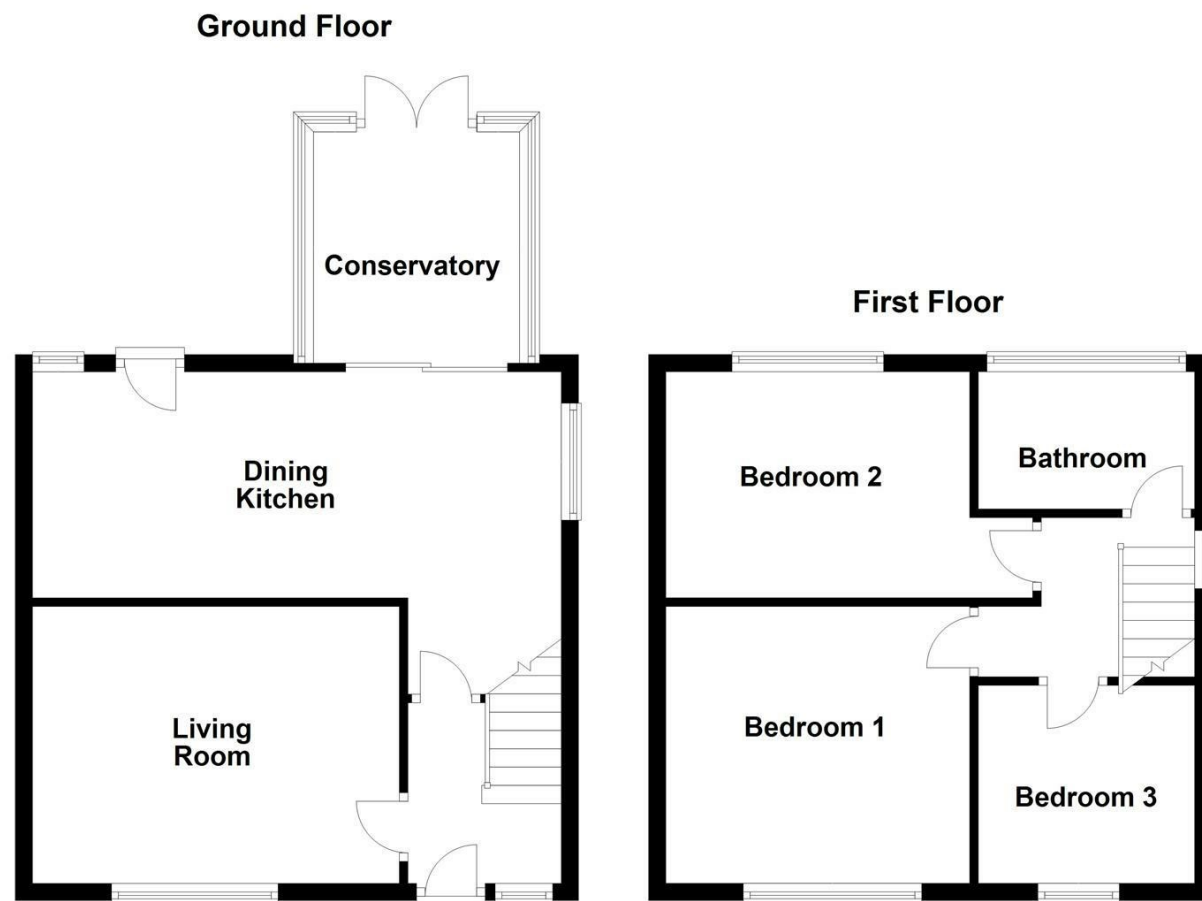




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 18 Walnut Drive, Normanton, WF6 1NG

**For Sale Freehold £160,000**

A well proportioned three bedroom semi detached house set in this popular residential location with off street parking and a good sized garden to the rear, all within easy reach of local facilities.

With a gas fired central heating system, sealed unit double glazed windows and a range of solar panels under a lease agreement with A Shade Greener, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room overlooking the front of the house. Spanning the rear of the property there is a good sized dining kitchen with French doors through to a conservatory overlooking the back garden. To the first floor there are two double bedrooms, plus a further good sized single bedroom, all served by the family bathroom which is fitted with a four piece suite. Outside, the property has driveway parking as well as gardens to both the front and rear, a useful brick built storage shed and a lovely decked patio sitting area.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton which also has its own railway station and ready access to the national motorway network.

### IMPORTANT NOTE TO PURCHASERS

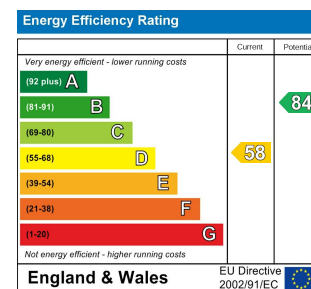
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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

UPVC front entrance door, double central heating radiator and stairs to the first floor.

### LIVING ROOM

14'1" x 10'5" [4.3m x 3.2m]

Window to the front, double central heating radiator and feature fireplace with electric fire.



### DINING KITCHEN

21'3" x 8'6" [6.5m x 2.6m]

Windows to both the side and rear, external door to the rear and sliding French doors through to the conservatory. To the dining area there is wood effect laminate flooring.

The kitchen area features a good range of light wood grain effect wall and base units with contrasting dark laminate worktops and tiled splash backs. Inset stainless steel sink unit, stainless steel four ring gas hob, built in oven, integrated fridge and freezer and space and plumbing for a washing machine.



### CONSERVATORY

8'10" x 7'10" [2.7m x 2.4m]

Double French doors leading out to the back garden.



### FIRST FLOOR LANDING

Window to the side, loft access point and built in linen cupboard.

### BEDROOM ONE

12'1" x 11'5" [max] [3.7m x 3.5m [max]]

Window to the front, central heating radiator and two double fronted fitted wardrobes.



### BEDROOM TWO

13'1" x 8'6" [4.0m x 2.6m]

Full width range of fitted wardrobes with five mirror fronted sliding doors, window overlooking the back garden and central heating radiator.

### BEDROOM THREE

8'10" x 7'6" [2.7m x 2.3m]

Window to the front, central heating radiator and range of fitted wardrobes with four mirror fronted sliding doors.

### BATHROOM/W.C.

7'6" x 5'2" [2.3m x 1.6m]

Frosted window to the rear, tiled walls and fitted with a four piece white and chrome suite comprising panelled bath, separate shower cubicle with electric shower, pedestal wash basin and low suite w.c. Central heating radiator.



### OUTSIDE

To the front the property has a lawned garden with specimen tree, as well as driveway parking. A pathway passes the side of the house, round to the rear where there is a good sized garden laid mainly to lawn with a decked sitting area and brick built storage shed.



### PLEASE NOTE

The property has an array of photovoltaic solar panels on the roof which is subject to a lease agreement with A Shade Greener.

### 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.