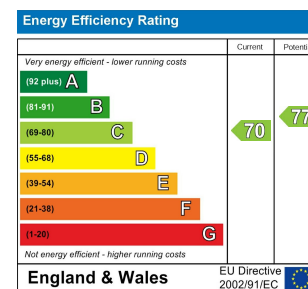
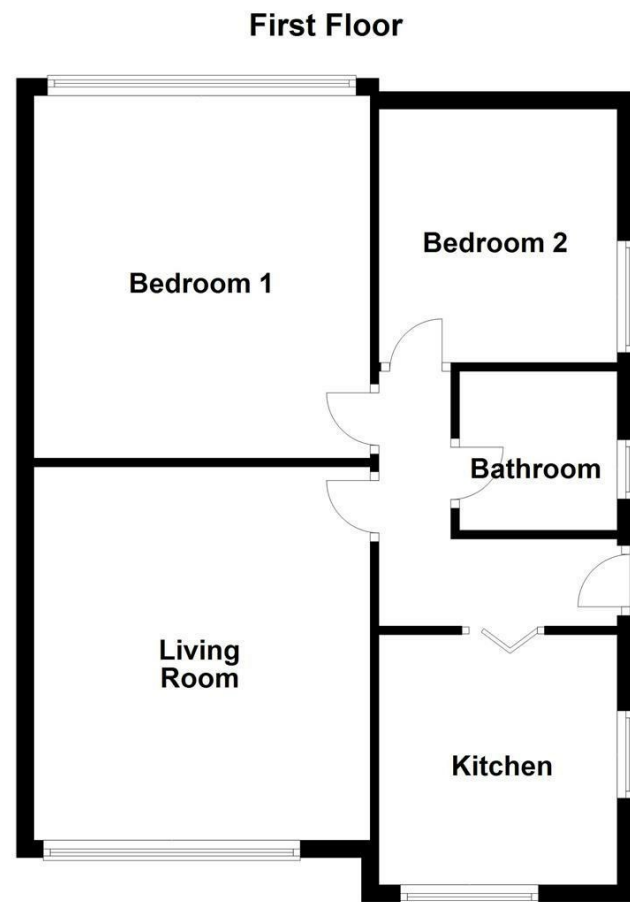




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



7A The Paddock, Normanton, WF6 1NX
For Sale Leasehold Offers In The Region Of £125,000

A deceptively spacious two bedroomed first floor apartment situated in this cherished cul-de-sac on the fringe of the town centre benefitting from UPVC double glazing and gas central heating.

With an external staircase leading up to the first floor, the property is entered via a welcoming entrance hall that leads through into a good sized living room looking out to the front of the property. The kitchen is fitted with a good range of modern units with integrated appliances. There are two well proportioned double bedrooms served by a bathroom re-fitted to a good standard with a three piece white and chrome suite. Outside, the property has an external staircase up to the first floor as well as a share of the back garden.

The property is situated in this cherished cul-de-sac on the fringe of the town centre within easy reach of a good range of shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Wakefield and Pontefract while Normanton has its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

External staircase leading up to the first floor. UPVC entrance door and loft access point.

LIVING ROOM

14'5" x 12'5" [max] [4.4m x 3.8m [max]]

Window to the front, central heating radiator and plug in fireplace.



KITCHEN

9'6" x 8'10" [max] [2.9m x 2.7m [max]]

Windows to the front and side. Fitted with a

contemporary style range of grey fronted cupboards with marble effect laminate worktops and splash backs. Inset acrylic sink unit, four ring stainless steel gas hob, built in oven and integrated microwave, integrated under counter fridge and freezer and integrated washing machine. Useful eaves style pantry cupboard and wall mounted Ideal gas fired central heating boiler.

BEDROOM ONE

13'5" x 12'9" [4.1m x 3.9m]

Large window to the rear and central heating radiator.



BEDROOM TWO

9'10" x 9'2" [3.0m x 2.8m]

Window to the side and central heating radiator.



BATHROOM/W.C.

5'10" x 5'10" [1.8m x 1.8m]

Frosted window to the side, part tiled walls and fitted with a three piece white and chrome suite comprising low suite w.c., pedestal wash basin and panelled bath. Central heating radiator.



OUTSIDE

The property is approached via an external staircase leading up to the first floor and benefits from a shared of the back garden.



LEASEHOLD

The ground rent £25.00 [pa]. The remaining term of the lease is 119 years [2024]. A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.