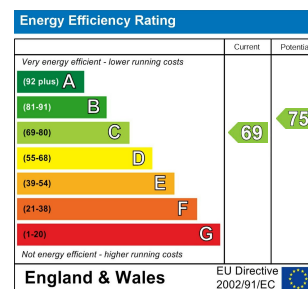
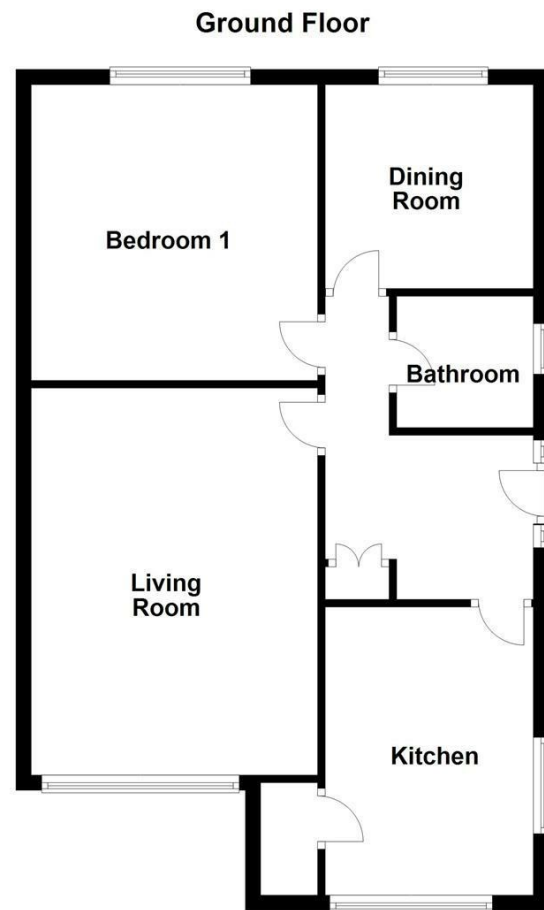




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



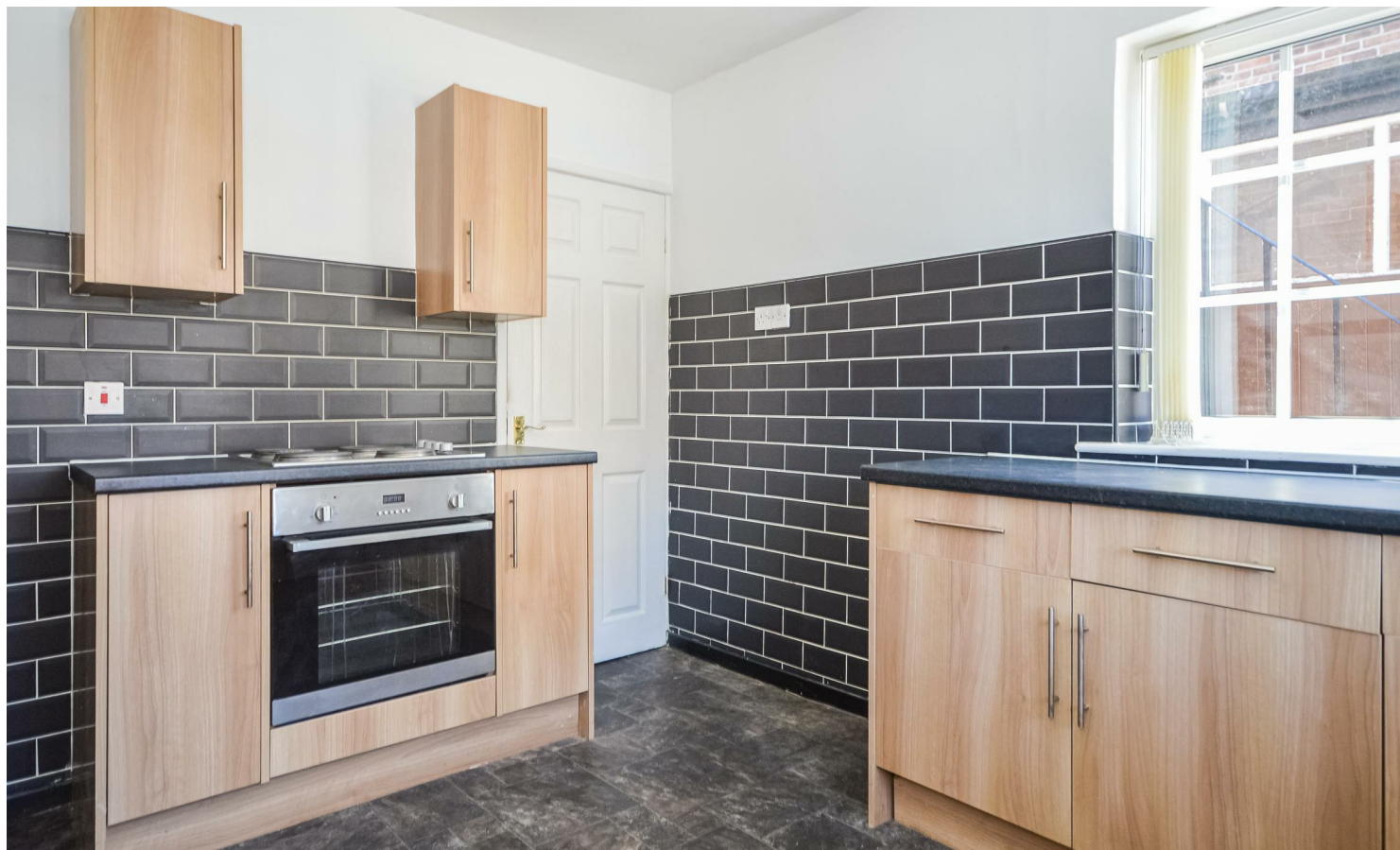
7 The Paddock, Normanton, WF6 1NX

For Sale Freehold Offers In The Region Of £140,000

A deceptively spacious two bedroomed ground floor apartment situated in this back water cul-de-sac within very each reach of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable ground floor apartment is approached via a welcoming entrance hall situated to the side of the property. The main living room is of fine proportions with a feature fireplace and views to the front and the kitchen is fitted with a good range of modern units. The two bedrooms are of fine proportions and are served by a bathroom fitted with a white and chrome three piece suite. Outside, the property has a neat low maintenance pebbled garden to the front together with a driveway parking space. Whilst to the rear there is 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

8'10" x 7'2" [2.7m x 2.2m]

UPVC side entrance door, built in double fronted linen cupboard and central heating radiator.

KITCHEN

12'5" x 8'10" [3.8m x 2.7m]

Windows to the front and side, fitted to a good standard with a modern range of wood effect units with contrasting laminate worktops and brick set tiled splashbacks. Stainless steel sink unit, four ring electric hob, built in oven and space and plumbing for a washing machine.



LIVING ROOM

17'0" x 12'5" [5.2m x 3.8m]

A well proportioned room with large window to the front, central heating radiator and feature fireplace with an electric fire.



BEDROOM ONE

10'2" x 12'5" [3.1m x 3.8m]

Window overlooking the back garden and central heating radiator.



BEDROOM TWO

9'2" x 8'6" [2.8m x 2.6m]

Window overlooking the garden and central heating radiator.



BATHROOM/W.C.

5'10" x 5'6" [1.8m x 1.7m]

Fitted with a three piece white and chrome suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Tiled walls, frosted window to the side and central heating radiator.



OUTSIDE

To the front the property has a low maintenance pebbled garden and driveway parking space. The pathway passes the side of the apartment round to the rear where there is a share of the back garden.



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.