



**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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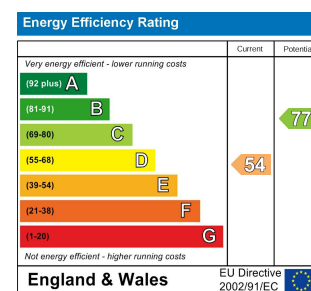
### 3 Norwood Street, Normanton, WF6 1RB

For Sale Freehold £120,000

In need of a comprehensive programme of refurbishment, a larger style four bedroomed traditional terrace house set in something of a back water position, within easy reach of local facilities on the fringe of the town centre.

With a gas fired central heating system and predominantly sealed unit double glazed windows, this spacious traditional house offers tremendous scope and is approached via an entrance hallway that leads through into a well proportioned living room that has a splay bay window to the front. To the rear there is a large dining room which leads on through into a well proportioned kitchen. To the first floor the principal bedroom is situated to the front, whilst to the rear there is a further double bedroom. Beyond which is a large bathroom. The second floor presents two further bedrooms which characterful sloping ceilings. Outside, the property has a buffer style garden to the front and a larger enclosed garden area to the rear with a substantial brick built storage shed.

The property is situated in something of a back water position in this popular residential area on the northern fringe of Normanton town centre. There are a good range of local shops, schools and recreational facilities within easy reach and a broader range of amenities in the nearby town centre. Normanton itself 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, central heating radiator and stairs to the first floor.

### LIVING ROOM

12'5" x 11'5" [3.8m x 3.5m]

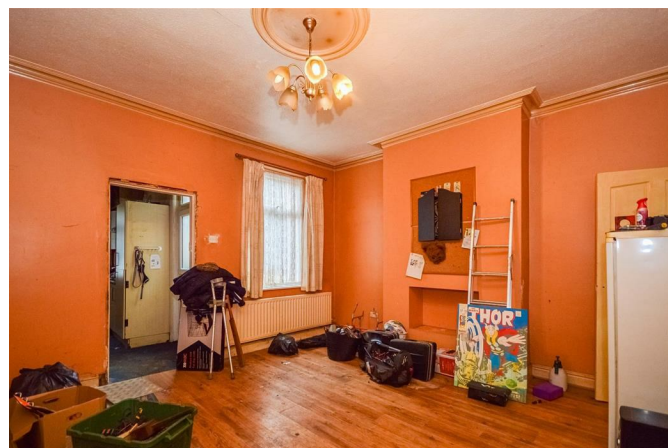
Splay bay window to the front, central heating radiator and feature fireplace (not currently in use).



### DINING ROOM

15'1" x 13'9" [4.6m x 4.2m]

Window to the rear, double central heating radiator and door to the cellar head.



### KITCHEN

13'5" x 10'5" [4.1m x 3.2m]

Range of kitchen units with stainless steel sink and point for an electric cooker. Wall mounted gas fired central heating boiler, central heating radiator, window to the rear and external stable style door to the side.

### BASEMENT

Useful storage cellar.

### FIRST FLOOR

### BEDROOM ONE

15'1" x 12'5" [4.6m x 3.8m]

Window to the front, central heating radiator and a range of fitted wardrobes.



### BEDROOM TWO

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

Window to the rear and central heating radiator.

### BATHROOM/W.C.

13'1" x 10'5" [4.0m x 3.2m]

Large bathroom with tiled walls and fitted with a corner bath with shower over, separate panelled bath, pedestal wash basin and low suite w.c. Double central heating radiator and frosted windows to the rear and side.

### SECOND FLOOR

### BEDROOM THREE

15'1" x 7'6" [4.6m x 2.3m]

Central heating radiator and velux style roof light set into the characterful sloping ceiling.



### BEDROOM FOUR

10'5" x 8'10" [3.2m x 2.7m]

Central heating radiator and velux style roof light set into the characterful sloping ceiling to the rear.

### EN SUITE

4'11" x 4'3" [1.5m x 1.3m]

Partially completed.

### OUTSIDE

To the front the property has a buffer style garden and on street permit parking. To the rear of the house there is an enclosed paved garden with hand gate to the rear, a former wooden shed and a more substantial brick built storage shed.



### 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.