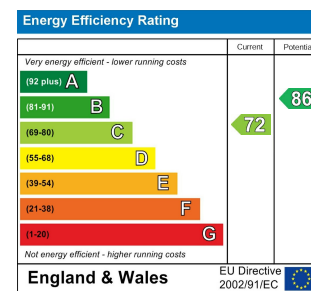
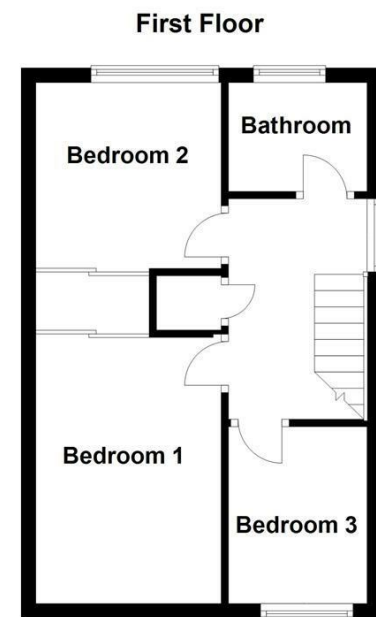
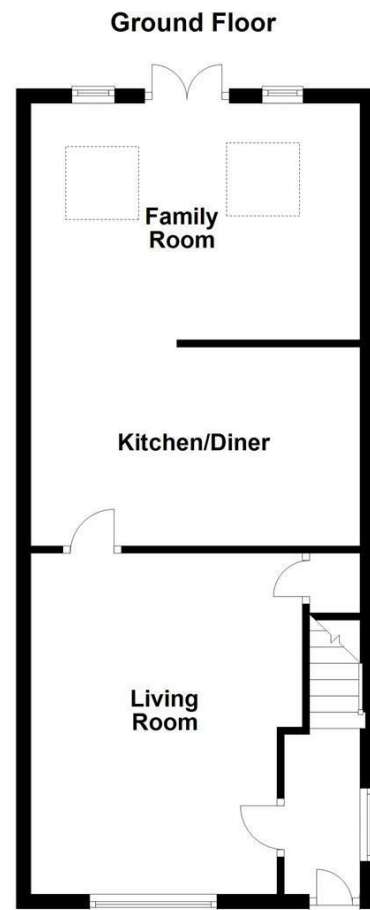




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



19 Tintagel Court, Normanton, WF6 2ER

For Sale Freehold £220,000

Offered for sale is this extended three bedroom semi detached property situated in the well sought after area of Normanton. Offering a fabulous family room extension the property has been recently renovated throughout and offers ample living space as well as a new modern fitted kitchen.

The property briefly comprises of entrance hall, living room, kitchen and family room. The first floor landing leads to three bedrooms and the house bathroom. Outside the property has a neat lawned garden and driveway providing ample off road parking. Gated access leads to a rear garden with a lawned garden incorporating paved patio. There is a separate garage nearby with driveway.

Normanton is an ideal location for a range of buyers, for those looking for facilities they can be found within walking distance especially within Normanton town centre, of larger facilities can be found. For transport links, the property is close by to a bus route, Normanton does have its own railway station and there are fantastic motorway links in the form of the M62 for those who look to travel further afield.

Offering three good sized bedrooms and ample garden space and parking the property would suit a growing family or someone looking to downsize in the area.



ACCOMMODATION

ENTRANCE HALL

12'3" x 3'4" (3.75m x 1.04m)

UPVC composite entrance door leading through into hallway, with UPVC glazed window to the rear aspect, tiled floor, gas central heating radiator and telephone point.

LIVING ROOM

12'2" x 15'3" (3.72m x 4.67m)

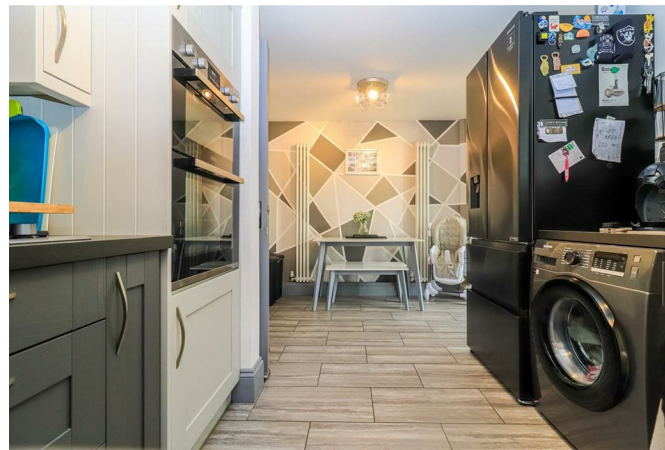
Cosy and inviting UPVC double glazed window to the front aspect, feature timber wall, gas central heating radiator, TV point and an under stairs store cupboard.



KITCHEN

14'9" x 8'11" (4.51m x 2.72m)

A range of modern fitted wall and base units, incorporating sink with separate strainer with mixer tap, tiled splash backs, built-in electric double oven, four ring gas hob with hood over, space and plumbing for freestanding washing machine, space for fridge/freezer, tiled floor, gas central heating radiator.



FAMILY ROOM

10'7" x 13'6" (3.24m x 4.12m)

Extended and benefitting from skylight window letting in lots of light, wood burning stove with tiled back and hearth, UPVC french doors to the rear.



BATHROOM/W.C.

6'2" x 5'1" (1.89m x 1.56m)

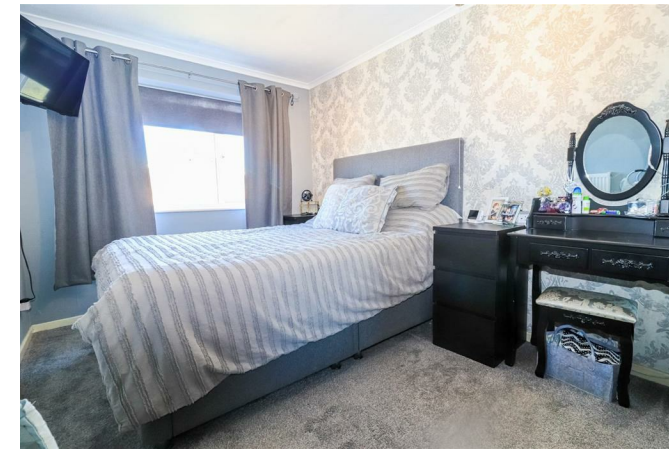
Modern fitted white three piece suite, panel bath with mixer tap and shower over, low flush WC, pedestal sink basin. Fully tiled walls and floors. UPVC double glazed and frosted window to the rear aspect.



BEDROOM ONE

11'11" x 8'0" (3.65m x 2.44m)

Fitted wardrobes to one wall, UPVC double glazed window to the front aspect, gas central heating radiator and TV point.



BEDROOM TWO

7'10" x 7'10" (2.4m x 2.4m)

Fitted wardrobes to one wall, UPVC double glazed window to the rear aspect, gas central heating radiator and TV point.



BEDROOM THREE

9'1" x 6'2" (2.77m x 1.88m)

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



OUTSIDE

The property features a front garden with well-tended lawns and planted beds. A driveway to the side offers generous off-street parking, while gated access leads to a neatly kept rear garden with a patio, lawn, and more planted beds. Additionally, the property benefits from a garage located in a nearby block, complete with its own separate tarmac driveway.



COUNCIL TAX BAND

The council tax band for this property is B.

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.