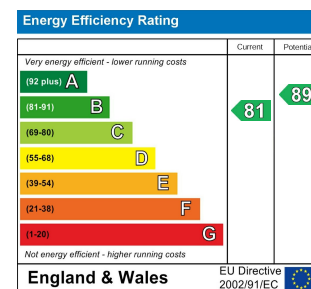


WAKEFIELD | OSSETT | HORBURY
 01924 291 294 | 01924 266 555 | 01924 260 022

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.



341 Wakefield Road, Normanton, WF6 1DX

For Sale Freehold Offers Over £340,000

Situated on the outskirts of Normanton is this stunning five bedroom detached family home, generously proportioned throughout the property benefits from five double bedrooms, the main bedroom served by an en suite shower room with a further modern fitted bathroom and shower room. Ample reception space and an attractive enclosed tiered rear garden.

The accommodation briefly comprises entrance hall, downstairs w.c., kitchen dining room and the living room, both of which lead out to the rear. To the first floor there are three bedrooms and the house bathroom/w.c. Bedroom one benefiting from en suite shower room facilities. To the second floor landing there are two further bedrooms and a shower room/w.c. To the front of the property there is a tarmac driveway, which provides off road parking for several vehicles and leads to the side of the property to the single detached garage with manual up and over door, power and light. The front garden also incorporates raised planted beds with shrubs throughout. The rear garden is tiered, the lower tier being stone paved patio area ideal for outdoor dining and entertaining purposes and the upper tier being mainly laid to lawn. The garden itself is fully enclosed by walls and timber fencing.

Normanton is an ideal location for a range of buyers, as for the families looking to move to the area, it is ideally located for shops and schools, which can be found in walking distance. For those looking for larger facilities Normanton town centre itself does include these as well as Wakefield city centre, which is also a stones throw from the property.

Normanton does have local bus routes running to and from neighbouring towns and cities as well as its own train station for most major city links and is very close by to Junction 31 of the M62 motorway for those who look to commute further afield. Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

20'6" x 6'8" max x 3'9" min [6.27m x 2.04m max x 1.15m min]

Composite front entrance door with frosted pane leading into the entrance hall. Tiled flooring, Anthracite column central heating radiator, stairs to the first floor landing, doors to the downstairs w.c, kitchen dining room and the living room.

DOWNSTAIRS W.C.

7'1" x 2'5" [2.16m x 0.76m]

Anthracite column central heating radiator, low flush w.c., corner ceramic wash basin built into storage unit with mixer tap and tiled splashback.

LIVING ROOM

22'7" x 10'2" max x 5'2" min [6.9m x 3.1m max x 1.59m min]

Set of UPVC double glazed French doors to the rear garden, UPVC double glazed bay window to the front, two column anthracite central heating radiators.



KITCHEN DINING ROOM

22'7" x 9'1" max x 5'3" min [6.9m x 2.78m max x 1.61m min]

UPVC double glazed bay window to the front, UPVC double glazed window to the rear, composite door, frosted glass pane to the rear garden, anthracite column central heating radiator, a range of modern wall and base units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated Zanussi double oven, integrated fridge freezer, integrated dishwasher and washing machine.



FIRST FLOOR LANDING

Central heating radiator, stairs to the second floor, doors to three bedrooms and family bathrooms.

BEDROOM ONE

14'4" x 9'1" [4.37m x 2.79m]

Door to the en suite shower room/w.c., UPVC double glazed window to the front, central heating radiator.



EN SUITE SHOWER ROOM/W.C.

5'9" x 9'1" [1.77m x 2.79m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap, double shower cubicle with mains fed overhead shower and shower head attachment with shower screen, fully tiled, spotlights to the ceiling, extractor fan.

BEDROOM FOUR

10'1" x 10'2" [3.08m x 3.10m]

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

BEDROOM FIVE

10'1" x 10'0" [3.08m x 3.07m]

Central heating radiator and UPVC double glazed window to the rear.

FAMILY BATHROOM/W.C.

6'5" x 6'8" [1.96m x 2.04m]

Frosted UPVC double glazed window to the front/ Spotlights to the ceiling, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into floating storage unit with mixer tap, P-shaped bath with mixer tap and shower head attachment, mains fed overhead shower, shower screen and tiling.



SECOND FLOOR LANDING

Loft access, doors to bedrooms and shower room/w.c.

BEDROOM TWO

10'2" x 16'10" average [3.1m x 5.14m average]

Velux skylight, central heating radiator and sloping ceiling.



BEDROOM THREE

9'1" x 16'10" average [2.78m x 5.14m average]

Velux skylight, central heating radiator.

SHOWER ROOM/W.C.

6'8" x 5'5" [2.04m x 1.66m]

Chrome ladder style central heating radiator, Velux skylight, spotlights to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into floating storage unit with mixer tap, shower cubicle with mains fed shower head attachment and shower screen. Fully tiled.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for several vehicles and also leads down the side of the property to the single detached garage with power and light. The front has raised planted beds with brick walling with some planted shrubs throughout. The garden itself is surrounded by walls as well. To the rear garden there is a lower tier of stone paved patio area ideal for dining and entertaining purposes. The upper tier raised on a brick wall leading to the lawned area, which has just been freshly seeded (Oct 24). The garden itself is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.