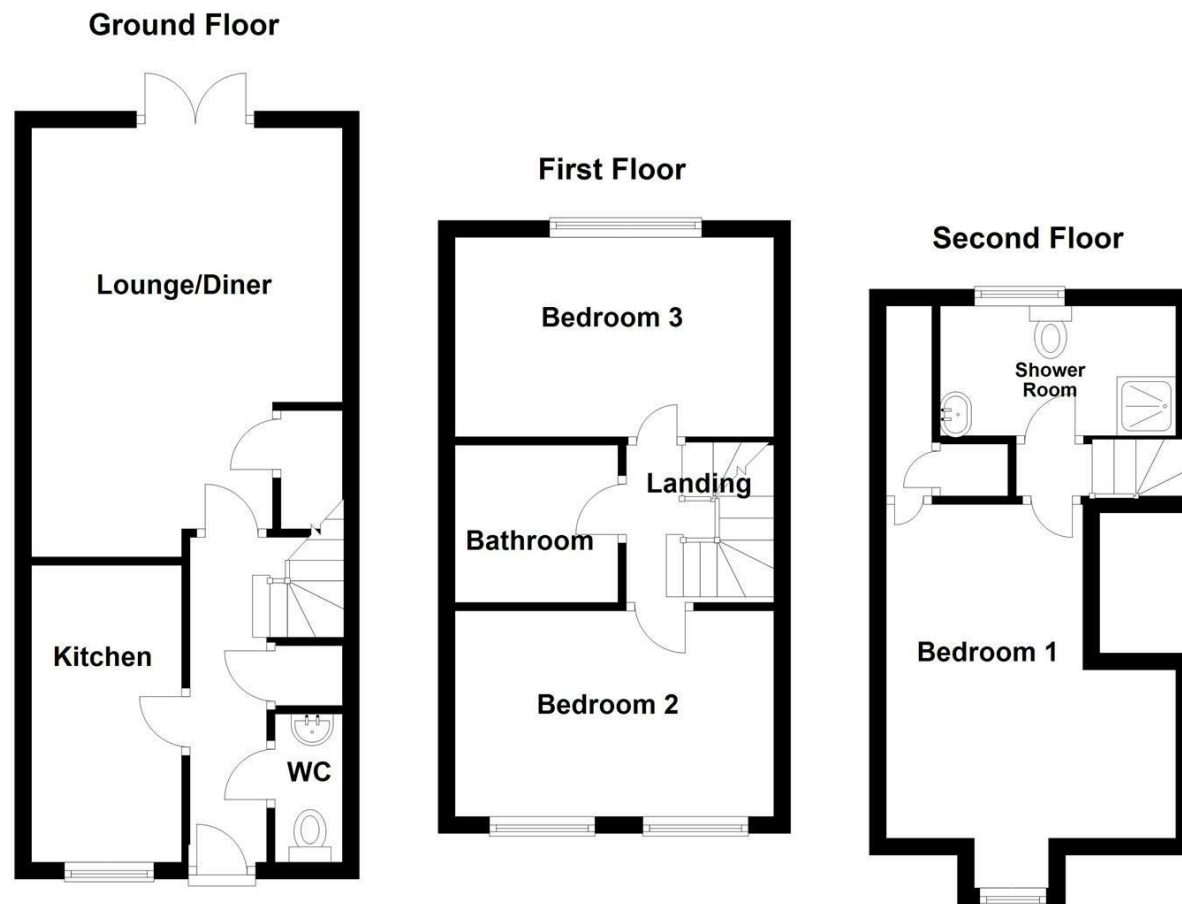




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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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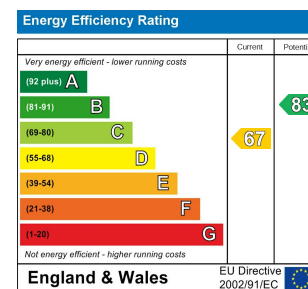
## 4 Oakland Hills, Normanton, WF6 1UY

**For Sale Freehold £225,000**

A fantastic opportunity to purchase this deceptively spacious three bedroom semi detached house offered with no chain and situated in the heart of Normanton, within close proximity to local amenities and good access to the motorway network.

The property briefly comprises of entrance hall, downstairs w.c., kitchen and lounge/diner. The first floor landing leads to two double bedrooms and bathroom/w.c. A further set of stairs leads to the second floor which leads to a further bedroom and shower room/w.c. Outside, to the front of the property is a small garden area with steps leading to the front door and tarmac driveway providing off road parking for two vehicles leading to the link-detached garage. To the rear is a private and enclosed garden, mainly laid to lawn with small patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.

An early viewing is highly recommended.



### 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\*

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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.



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## ACCOMMODATION

### ENTRANCE HALL

12'7" x 2'11" [3.86m x 0.91m]

Composite entrance door, stairs to the first floor landing and doors leading to the downstairs w.c., kitchen, storage and lounge/diner.

### KITCHEN

11'6" x 5'10" [3.53m x 1.78m]

Range of wall and base units with laminate works surface over, space and plumbing for a washing machine, inset chrome sink and drainer with mixer tap, integrated oven with four ring gas hob and tiled splash back. Space and plumbing for freestanding fridge/freezer, UPVC double glazed window to the front aspect and central heating radiator.

### W.C.

5'9" x 2'7" [1.76m x 0.8m]

Low flush w.c., pedestal vanity wash basin with tiled splash back, central heating radiator and UPVC double glazed frosted window to the front aspect.

### LOUNGE/DINER

16'8" (max) x 10'8" (max) x 12'6" (5.1m (max) x 3.26m (max) x 3.83m)

Central heating radiator, UPVC double glazed windows and French doors to the rear, door to a storage cupboard and electric fire with hearth and surround.



### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. Further set of stairs leading to the second floor.

### BEDROOM TWO

7'9" x 12'5" [2.37m x 3.79m]

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



### BEDROOM THREE

12'5" x 8'0" [3.79m x 2.44m]

Central heating radiator and UPVC double glazed window to the front aspect.



### BATHROOM/W.C.

6'4" x 6'1" [1.94m x 1.87m]

Modern white three piece suite comprising low flush w.c., panelled bath with tiled splash back and pedestal wash hand basin. Central heating radiator.

### SECOND FLOOR LANDING

Doors to bedroom one and shower room.

### BEDROOM ONE

11'3" (max) x 7'8" (min) x 13'0" [3.44m (max) x 2.34m (min) x 3.97m]

Central heating radiator and UPVC double glazed window to the front aspect. Door leading through to a walk in wardrobe.



### SHOWER ROOM/W.C.

8'1" x 5'1" [2.47m x 1.57m]

Modern white three piece suite comprising low flush w.c., enclosed shower cubicle and pedestal wash hand basin. Central heating radiator and UPVC double glazed velux window to the rear.



### OUTSIDE

To the front of the property is a small garden area with steps leading to the front door and tarmac driveway providing off road parking for two vehicles leading to the link-detached garage. To the rear is a private and enclosed garden, mainly laid to lawn with small patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.