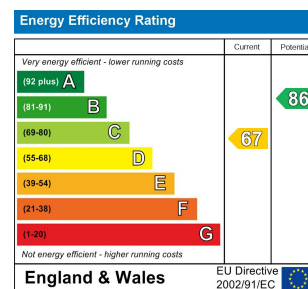




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**10 King Street, Normanton, WF6 1EW**

**For Sale Freehold £145,000**

Conveniently situated close to amenities is this three bedroom mid terrace brick built property offering deceptively spacious accommodation.

The accommodation briefly comprises of entrance hall, living room, modern kitchen/diner, useful utility and bathroom/w.c. To the first floor are three generous bedrooms. Externally the property offers front and rear gardens, the rear garden is of a good size and paved for low maintenance.

The property is situated in the heart of Normanton, close to an array of amenities including shops, a doctors surgery and schools, as well as being a short drive from the M62 motorway network for those wishing to commute. Normanton also benefits from its own railway station close by.

Presented to a good standard, the main selling point being the recently fitted stylish dining kitchen and useful utility.



## ACCOMMODATION

### ENTRANCE HALL

Timber glazed entrance door, central heating radiator, coving to the ceiling and doors to the inner hallway and living room.

### LIVING ROOM

9'1" (max) x 15'11" (2.79m (max) x 4.86m)

UPVC double glazed window to the front, double central heating radiator, chimney breast with alcove, television point and coving to the ceiling.



### INNER HALLWAY

Stairs to the first floor and door to the modern kitchen/diner.

### KITCHEN/DINER

13'0" (max) x 14'0" (3.98m (max) x 4.28m)

Range of modern wall and base units with complimentary

laminated block work surface over incorporating four ring induction hob with extractor hood over, built in electric oven with microwave oven, full height integrated fridge and freezer. Tiled splash backs, breakfast bar with ample seating, wood effect laminate flooring, coving to the ceiling, double central heating radiator, chimney breast with alcove and UPVC double glazed window to the rear. Door to the utility room and useful understairs pantry cupboard.

### UTILITY

7'6" x 11'0" (2.3m x 3.37m)

Further range of grey built in pantry cupboards, run of base units with laminate work surface over incorporating stainless steel sink and drainer with swan neck mixer tap, space and plumbing for an under counter automatic washing machine, timber glazed door leading out to the rear garden and side facing UPVC double glazed window.



### BATHROOM/W.C.

7'8" x 7'7" (2.35m x 2.33m)

White three piece suite comprising panelled bath with shower over, vanity unit with wash hand basin and chrome mixer tap and low flush w.c. Vinyl flooring, tiled splash backs, UPVC double glazed frosted window to the rear, central heating radiator and small loft hatch.



### FIRST FLOOR LANDING

Doors to three double bedrooms, central heating radiator and loft hatch with pull down ladder.

### BEDROOM ONE

13'1" (max) x 13'3" (3.99m (max) x 4.04m)

UPVC double glazed window to the front, double central heating radiator and useful built in storage over the bulkhead.



### BEDROOM TWO

14'2" (max) x 10'1" (max) (4.32m (max) x 3.08m (max))

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

### BEDROOM THREE

7'6" (max) x 11'1" (2.31m (max) x 3.38m)

UPVC double glazed window to the rear, built in storage cupboard housing the boiler and central heating radiator.



### OUTSIDE

The property benefits from a small buffer garden to the front with a good sized enclosed and low maintenance paved garden to the rear with fence and wall boundaries.



### 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.