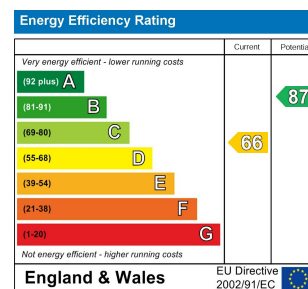
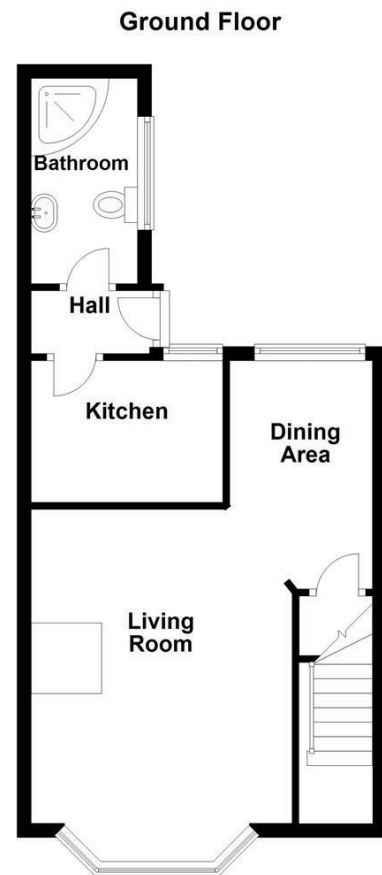




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



38 Ashfield Street, Normanton, WF6 2HG

For Sale Freehold Offers Over £159,000

A well maintained three bedroom mid terrace property offered with no chain and situated in a well sought after area of Normanton within walking distance of local amenities such as schools and has fantastic motorway links.

The property briefly comprises of entrance vestibule, living room with dining area, kitchen, entrance hall leading to the bathroom/w.c. To the first floor are three bedrooms. Outside there are front and rear enclosed gardens with single garage to the rear.

Ideal for the first time buyer or those looking to downsize in the area, an early viewing is essential to avoid disappointment.

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 VESTIBULE

3'5" x 3'4" [1.06m x 1.03m]

Composite front entrance door, stairs to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM

11'5" x 17'2" [3.48m x 5.25m]

UPVC double glazed bay window to the front aspect, gas fireplace, alcove to one wall and open through to the dining area.



DINING AREA

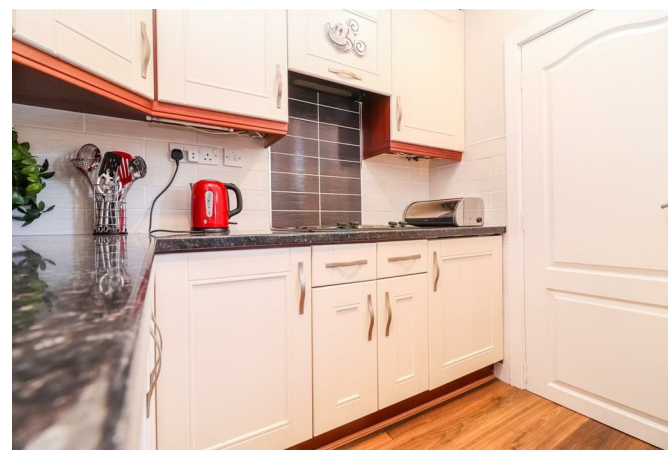
6'8" x 9'6" [2.05m x 2.9m]

Door leading to understairs storage, UPVC double glazed window to the rear and central heating radiator. Sliding door leading through into the kitchen.

KITCHEN

7'1" x 8'9" [2.18m x 2.69m]

Range of modern fitted wall and base units with laminate work surface over and tiled splash back, inset sink with chrome mixer tap, integrated oven, grill and microwave. Built in fridge and freezer, four ring electric hob with hood over. Spotlights to the ceiling, UPVC double glazed window to the rear and door leading through to the entrance hallway.



ENTRANCE HALLWAY

5'7" x 2'10" [1.71m x 0.88m]

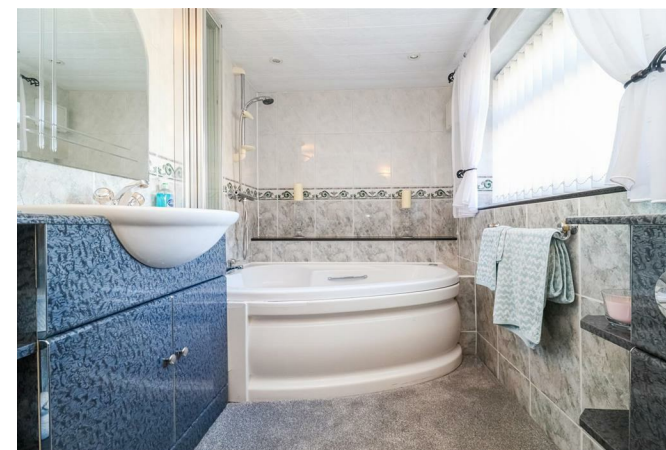
Composite door to the rear garden, central heating radiator and door to the bathroom.

BATHROOM/W.C.

4'11" x 9'6" [1.5m x 2.90m]

Three piece suite comprising low flush w.c., pedestal vanity

wash hand basin and corner bath with shower over. Fully tiled walls, carpeted floor, spotlights to the ceiling and ladder style towel radiator. UPVC double glazed frosted window to the rear.



FIRST FLOOR LANDING

Doors to three bedrooms.

BEDROOM ONE

10'6" x 11'8" [3.22m x 3.56m]

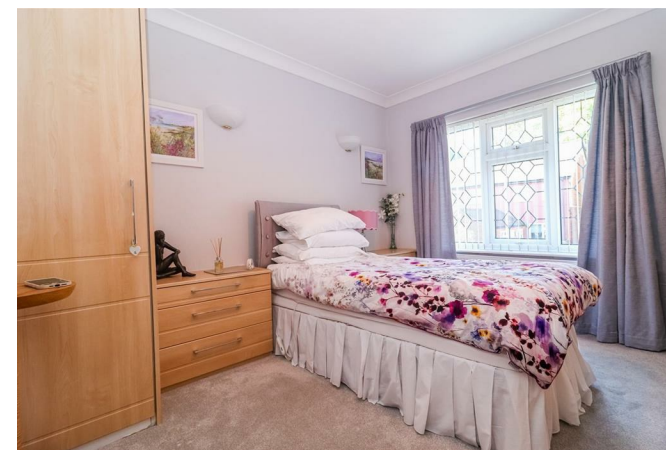
Central heating radiator, UPVC double glazed window to the front and built in wardrobes.



BEDROOM TWO

10'1" x 9'7" [3.09m x 2.94m]

Central heating radiator, UPVC double glazed window to the rear and built in wardrobe and drawers.



BEDROOM THREE

6'0" x 7'5" [1.85m x 2.27m]

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



OUTSIDE

To the front is a gate block paved pathway leading to the front door and block paved garden. To the rear is private and enclosed garden with block paved pathway leading to a rear gate, lawned garden and paved seating area. There is a brick built single garage at the rear accessed via the back lane.



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.