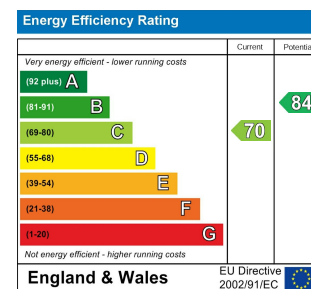
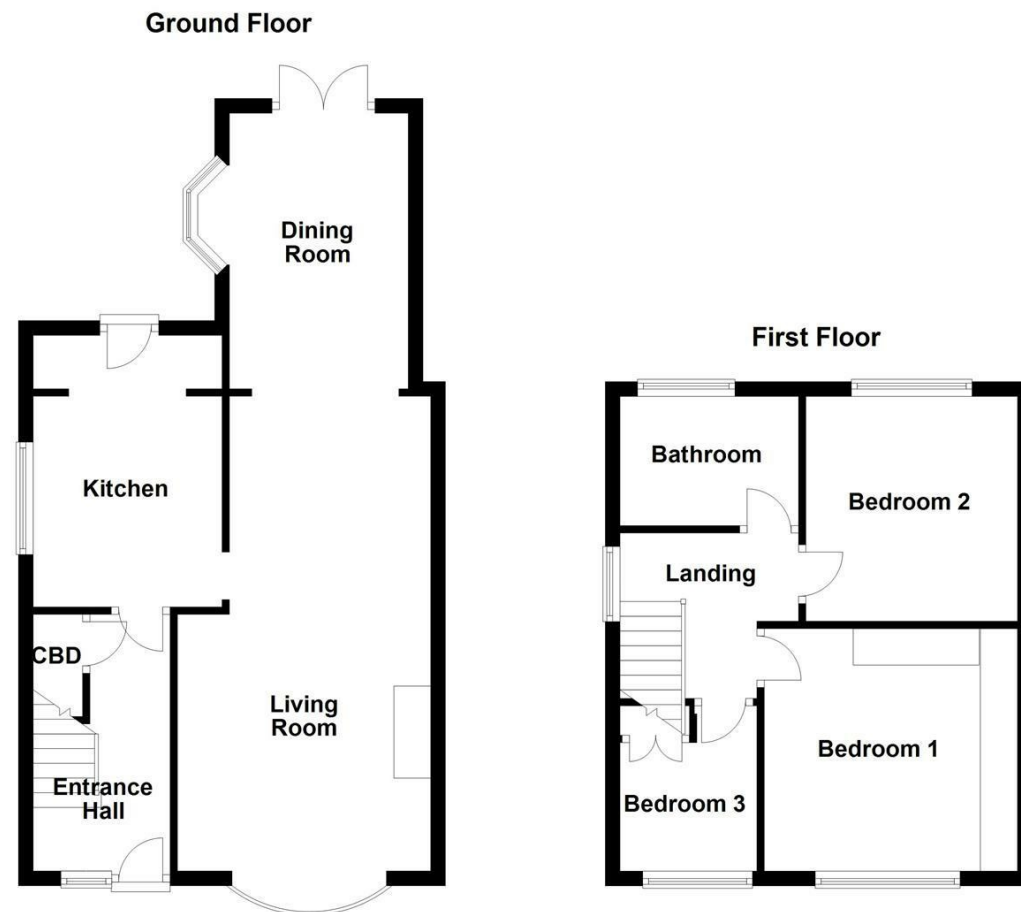




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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.



6 North Street, Normanton, WF6 1EG
For Sale Freehold £260,000

A superb opportunity to purchase this three bedroom semi detached house benefitting from modern fitted kitchen, off road parking and enclosed rear garden with ideal outside entertaining and dining space featuring outdoor bar.

The property briefly comprises entrance hall, kitchen, living room and dining room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a driveway providing off street parking, slate area and paved pathway to the front door. There is an enclosed garden to the rear with original garage, used for storage, numerous patio areas, perfect for outdoor dining and entertaining and timber summerhouse, currently used as a bar and two timber doors leading to store rooms.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, fully tiled floor, staircase to the first floor landing and doors to the understairs storage cupboard and kitchen.

KITCHEN

132" x 85" [4.02m x 2.57m]

Modern fitted kitchen with range of wall and base units with laminate work surface over and tiled splash back above. Integrated twin oven and grill with four ceramic hobs and cooker hood over with downlights. Space and plumbing for a washing machine, 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap and integrated fridge/freezer. Downlights built into the wall cupboards, UPVC double glazed window overlooking the side aspect and door to the rear garden. Fully tiled floor, central heating radiator, inset spotlights to the ceiling and an opening providing access into the living room.

LIVING ROOM

811" [min] x 111" [min] x 219" [2.73m [min] x 3.38m [min] x 6.64m]

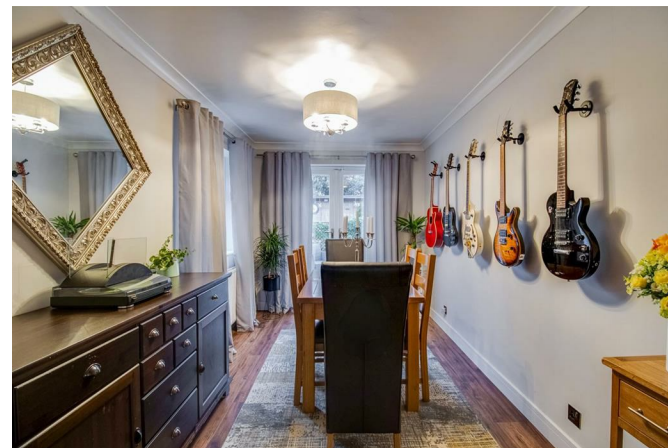
UPVC double glazed bow window overlooking the front aspect, coving to the ceiling, laminate flooring, two central heating radiators and multi fuel cast iron burner inset onto a slate hearth with decorative tiled interior and solid wooden mantle above. Feature archway providing access into the dining room.



DINING ROOM

80" x 124" [2.45m x 3.76m]

Laminate flooring, UPVC double glazed bow window overlooking the side aspect, coving to the ceiling, central heating radiator and a set of UPVC double glazed French doors leading into the rear garden.



FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'10" x 11'4" [3.31m x 3.46m]

UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes and drawers.



BEDROOM TWO

9'5" x 10'4" [2.88m x 3.15m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

7'5" x 5'9" [2.27m x 1.76m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and double doored storage cupboard with fixed shelving within.

BATHROOM/W.C.

5'6" x 8'0" [1.68m x 2.45m]

Three piece suite comprising panelled bath with centralised mixer tap and mixer shower over, low flush w.c. and pedestal wash basin with mixer tap. Fully tiled walls and floor. Chrome ladder style radiator, UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for two vehicles, slate area and paved pathway to the front door. To the rear is an enclosed garden with original single detached garage used for storage, a paved patio area, perfect for entertaining and dining purposes, timber decked patio area under a

timber wooden pergola, low maintenance pebbled area, paved pathway and two further timber decked patio areas. There is a timber summerhouse, currently used a timber bar and two timber doors leading to store rooms.



SUMMERHOUSE

122" x 102" [min] x 155" [max] [3.73m x 3.10m [min] x 4.72m [max]]

Currently used a bar comprising recessed bar, power and light, inset spotlights to the ceiling, laminate flooring, electric fire with solid wooden hearth and surround. UPVC double glazed window to the side aspect, timber door and French doors to the front.



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.