



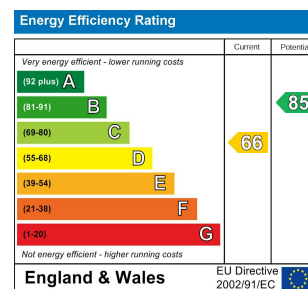
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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 Hayfield Close, Normanton, WF6 1BT

For Sale Freehold £290,000

Nestled into a sought after modern development in Normanton is this stunning three bedroom detached home finished to a high standard throughout, the property benefits from three good size bedrooms, ample reception space, Anthracite double glazed windows and an attractive landscaped rear garden.

The accommodation briefly comprises entrance hall, downstairs w.c., living room, conservatory fitted with anthracite bi-folding doors to the rear garden and kitchen diner with understairs storage cupboard. To the first floor there is access to the loft, three bedrooms and the house shower room/w.c. Bedroom one benefits from a fitted wardrobe and en suite shower room. To the front of the property the garden is laid to lawn with pebbled border, paved pathway to the front door, tarmac driveway providing off road parking at the side of the property leading to a single semi detached garage with up and over door. To the rear, the garden is landscaped and mainly laid to lawn incorporating some pebbled beds with railway sleeper borders, mature trees throughout and a stone paved patio area perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by walls and timber fencing.

Normanton is ideal for a range of buyers, as for the first time buyer looking in the area as well as the growing family. It is ideally located for shops and schools, which can be found within walking distance of the property. In Normanton town centre itself there are a range of larger facilities, for those who look to travel Normanton is home to its own train station for major city links and is on local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. The M62 motorway is only a stones throw away from the property for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this quality home and so an early viewing is advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass pane leading into the entrance hall, UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing, doors to the living room, kitchen diner and downstairs w.c.

DOWNSTAIRS W.C.

2'8" x 4'11" (0.83m x 1.5m)

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap and tiled splash.

KITCHEN DINER

16'2" x 12'9" max x 9'5" (4.94m x 3.89m max x 2.89m)

Dual aspect windows, UPVC double glazed windows to the front and rear. Central heating radiator, frosted UPVC double glazed door to the rear, door to the understairs storage cupboard. There is a range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap, downlighting, four ring induction hob with extractor hood above, integrated oven and integrated microwave, space for a fridge freezer, space and plumbing for a dishwasher and a washing machine.



LIVING ROOM

16'2" x 10'7" max x 8'11" min (4.94m x 3.25m max x 2.72m min)

UPVC double glazed window to the front, set of UPVC double glazed sliding doors to the conservatory, two central heating radiators, coving to the ceiling.



CONSERVATORY

9'6" x 9'0" (2.91m x 2.75m)

Surrounded by UPVC double glazed windows, skylights, set of bi-folding doors to the rear garden.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the rear, central heating radiator, doors to the bedrooms and house shower room/w.c.

BEDROOM ONE

8'11" x 11'10" max x 10'11" min (2.72m x 3.63m max x 3.34m min)

Fitted wardrobe (double door) over the stairs. Door to the en suite shower room/w.c., central heating radiator, UPVC double glazed window to the front.



EN SUITE SHOWER ROOM/W.C.

6'9" x 4'11" (2.07m x 1.51m)

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with mains fed shower head attachment and shower screen. Part tiling.

BEDROOM TWO

9'3" x 9'8" (2.83m x 2.96m)

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



BEDROOM THREE

7'5" x 7'2" (2.27m x 2.19m)

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

HOUSE SHOWER ROOM/W.C.

6'8" x 6'5" (2.05m x 1.96m)

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, further loft access, concealed cistern low flush w.c., wash basin built into storage unit with mixer tap. Double shower cubicle with mains fed overhead shower and shower head attachment with shower screen, part tiling.



OUTSIDE

To the front, the garden is laid to lawn with a pebbled border and a paved pathway leading to the front entrance door, tarmac driveway providing off road parking and leading down the side of the property to the single semi detached garage with up and over door. To the rear there is a landscaped attractive garden with lawned areas, pebbled beds with railway sleeper borders, stone paved patio areas perfect for outdoor dining and entertaining purposes enclosed by walls and timber fencing. Mature trees and space for a garden shed.



COUNCIL TAX BAND

The council tax band for this property is C

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.