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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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



4 Kingfisher Court, Normanton, WF6 1ZW

For Sale Freehold £279,950

Enjoying a cul-de-sac location is this three bedroom detached family home benefitting from conservatory, ample off road parking and an enclosed low maintenance rear garden.

The property briefly comprises of entrance hall, dining room, living room, downstairs w.c., kitchen, conservatory and integral garage. The first floor landing leads to three bedrooms [bedroom one with en suite shower room] and the house bathroom. Outside to the front is a driveway providing off road parking leading to the single garage. To the rear is an enclosed low maintenance paved garden, perfect for al fresco dining with slate areas, fully enclosed by timber fencing.

Situated in a popular part of Normanton, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

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



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ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, central heating radiator, laminate flooring, stairs to the first floor landing and doors to the integral garage, dining room, living room, downstairs w.c and kitchen.

DINING ROOM

8'3" x 9'7" [2.53m x 2.93m]
UPVC double glazed window overlooking the front aspect, central heating radiator, fully tiled floor and double timber doors leading into the living room.



LIVING ROOM

13'4" x 11'1" [4.07m x 3.39m]
Fully tiled floor, electric fire with decorative tiled surround, central heating radiator and a set of UVPC double glazed French doors to the conservatory.

W.C.

4'6" x 3'1" [1.39m x 0.96m]
Low flush w.c., pedestal wash basin with two taps and tiled splash back. Fully tiled floor and UPVC double glazed frosted window overlooking the side aspect.

KITCHEN

11'10" x 9'3" [3.63m x 2.82m]
Range of wall and base units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a fridge/freezer, central heating radiator, UPVC double glazed window overlooking the rear aspect, downlights built into the wall cupboard and a timber door to the conservatory.



CONSERVATORY

11'1" [max] x 9'9" [min] x 14'2" [3.40m [max] x 2.98m [min] x 4.33m]
Laminate flooring, central heating radiator, ceiling fan, power and

light. UPVC double glazed windows on three sides and a set of UPVC double glazed French doors to the rear garden.



INTEGRAL SINGLE GARAGE

8'2" x 17'1" [2.50m x 5.21m]
Wall mounted boiler, manual up and over door to the front, power and light.

FIRST FLOOR LANDING

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

BEDROOM ONE

11'3" x 10'9" [max] x 9'6" [min] [3.44m x 3.29m [max] x 2.90m [min]]
Set of fitted wardrobes to one wall, UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'11" x 7'2" [1.20m x 2.20m]
Three piece suite comprising enclosed shower cubicle with bi-folding and mixer shower, pedestal wash basin and low flush w.c. Fully tiled floor, central heating radiator, extractor fan and UPVC double glazed frosted window overlooking the side elevation.

BEDROOM TWO

11'3" x 9'10" [3.45m x 3.02m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring and fitted double wardrobe.

BEDROOM THREE

5'9" [min] x 7'9" [max] x 11'11" [1.76m [min] x 2.38m [max] x 3.64m]
UPVC double glazed windows overlooking the front elevation, central heating radiator, laminate flooring and fitted double wardrobe.

BATHROOM/W.C.

5'8" x 6'11" [1.75m x 2.13m]
Three piece suite comprising panelled bath with chrome waterfall mixer tap and shower attachment, pedestal wash basin and low flush w.c. Partially tiled walls, fully tiled floor, central heating radiator, extractor fan and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front of the property is a large block paved driveway providing ample off road parking leading to the integral single garage. To the side is a paved pathway providing access to the enclosed rear garden. Within the rear are two paved patio areas, perfect for entertaining and dining purposes with low maintenance slate areas, surrounded by timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is D.

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.