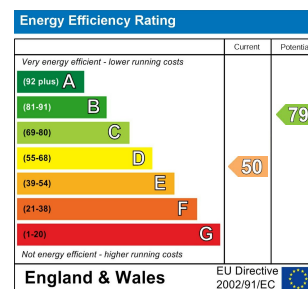
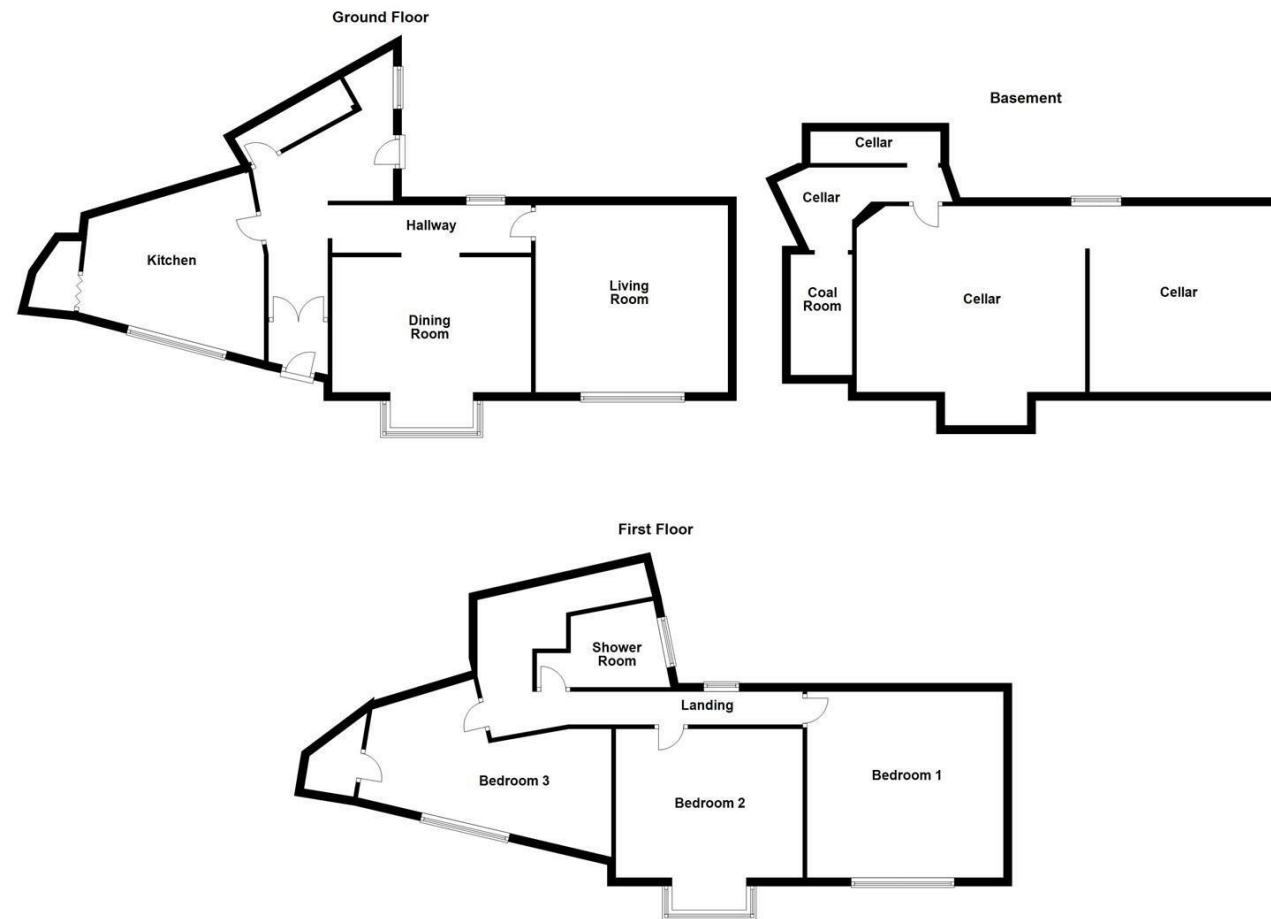




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**IMPORTANT NOTE TO PURCHASERS**

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,  
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 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.



**143 Church Lane, Normanton, WF6 1AZ**

**For Sale Freehold £250,000**

Presented to an unusually high standard, a three bedroom mature end of terraced house offering spacious accommodation with two separate reception rooms and off street parking to the rear.

With a gas fired central heating system, this substantial period home is approached via an entrance hall which leads through into a central reception hall. Steps lead down to the main living room and there is also a separate dining room in addition. The kitchen is fitted with an attractive range of units and leads through into a separate pantry room. Useful cellars provide valuable additional storage space, whilst to the first floor there are three generously proportioned bedrooms served by a well appointed family shower room/w.c. Outside, the property has garden areas to the front with tall boundary hedging, whilst to the rear there is a large garden area with gated access suitable for off street parking if required and a substantial wooden shed.

The property is situated on the fringe of the town centre within very easy reach of a broad range of local shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.

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#### ACCOMMODATION

##### ENTRANCE HALL

Panelled composite front entrance door, tiled floor and an inner door to the reception hall.

##### RECEPTION HALL

Stripped and varnished floorboards, delft rack, stairs to the first floor, central heating radiator and composite entrance door to the rear.

##### INNER HALLWAY

Leading to the living room and dining room. Window to the side.

##### LIVING ROOM

15'1" x 14'5" [4.6m x 4.4m]

Large window to the front, two central heating radiators and a feature fireplace with an ornate surround housing a cast iron wood burning stove.



##### DINING ROOM

15'1" x 10'5" plus bay [4.6m x 3.2m plus bay]

Square bay window to the front, double central heating radiator and a feature fireplace with a cast iron insert and wooden surround housing a living flame coal effect gas fire.



##### KITCHEN

12'5" x 8'6" max [3.8m x 2.6m max]

Window to the front and fitted with an attractive range of wooden fronted wall and base units with granite worktops and upstands incorporating a ceramic sink unit. Provision for a Range style cooker with filter hood over. Space and plumbing for a washing machine and space for a tall fridge/freezer. Double central heating radiator. Full-height cupboard housing the Weissman gas fired central heating boiler.

#### BASEMENT

Approached via a door from the reception hall, stone steps lead down to a useful storage cellar that provides valuable additional space.

#### FIRST FLOOR LANDING

Window to the side and central heating radiator.

#### BEDROOM ONE

15'1" x 14'5" [4.6m x 4.4m]

A lovely spacious room with a panelled wall, two central heating radiators and a window to the front.



#### BEDROOM TWO

15'5" x 11'1" plus bay [4.7m x 3.4m plus bay]

A further well proportioned bedroom with a square bay window to the front, picture rail and central heating radiator.



#### BEDROOM THREE

15'5" x 13'9" max [4.7m x 4.2m max]

An irregularly shaped room with a window to the front, walk-in wardrobe and central heating radiator.

#### SHOWER ROOM/W.C.

An irregularly shaped room with a frosted window to the rear, tiled walls and fitted with a three piece white and chrome suite comprising shower cubicle with twin-head shower, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



#### OUTSIDE

To the front, the property has a neat garden area with tall boundary hedges for privacy, two separate sitting areas and a decked area. To the rear of the property there is a further outside area with gated access for vehicular parking if required as well as a substantial wooden shed.



#### 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.