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PONTEFRACT & CASTLEFORD  
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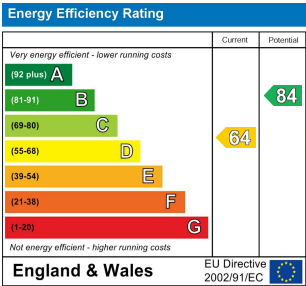


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 2 The Grove, Normanton, WF6 1AE

### For Sale Freehold £125,000

Situated on the fringe of Normanton town centre is this deceptively spacious two bedroom mid terrace property benefitting from well proportioned bedrooms, extended kitchen, off road parking and low maintenance gardens.

The property briefly comprises of entrance hall, dining room, living room and extended kitchen with access to the cellar. The first floor landing leads to two double bedrooms and four piece suite house bathroom/w.c. Outside to the front is a driveway providing off road parking for one vehicle. To the rear is a block paved garden, which could be used for further off road parking with a car port and double gates.

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

Simply a fantastic home, only a full internal inspection will reveal all that's on offer at this family home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UVPC double glazed entrance door, central heating radiator, dado rail, ceiling rose, stairs to the first floor landing and door to the dining room.

### DINING ROOM

12'5" x 12'10" [max] x 11'1" [min] [3.81m x 3.93m [max] x 3.38m [min]]

Set of double doors to the living room, door to the kitchen, UPVC double glazed window to the rear, coving to the ceiling, ceiling rose, dado rail and gas fireplace with tiled hearth, stone surround and wooden mantle.



### LIVING ROOM

12'7" x 12'3" [max] x 11'0" [min] [3.84m x 3.75m [max] x 3.37m [min]]

UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and gas fireplace with stone hearth, stone surround and wooden mantle.



### KITCHEN

10'11" x 7'11" [3.34m x 2.43m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, integrated oven with four ring electric hob and extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer and breakfast bar with

laminate work surface over. Access to the cellar, coving to the ceiling, UPVC double glazed window to the side, UPVC double glazed frosted door to the rear garden and central heating radiator.

### CELLAR

12'6" [max] x 8'0" [min] x 4'3" [3.82m [max] x 2.44m [min] x 1.3m]

Light within and access to a separate store room

### FIRST FLOOR LANDING

Loft access and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

12'5" x 16'2" [max] x 14'8" [min] [3.81m x 4.95m [max] x 4.48m [min]]

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



### BEDROOM TWO

12'7" x 10'5" [max] x 9'1" [min] [3.86m x 3.19m [max] x 2.77m [min]]

UPVC double glazed window to the rear, central heating radiator and storage cupboard housing the boiler.



### BATHROOM/W.C.

7'11" x 10'11" [2.42m x 3.33m]

Four piece suite comprising low flush w.c., pedestal wash

basin with mixer tap and panelled bath with mixer tap and shower head attachment, separate shower cubicle with shower and glass screen. UPVC double glazed frosted window to the rear, central heating radiator and chrome ladder style radiator.



### OUTSIDE

To the front of the property is a block paved driveway providing off road parking. To the rear is a low maintenance block paved garden, ideal for outdoor dining and entertaining [previously used for further off road parking] with car port and double iron gates.



### 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.