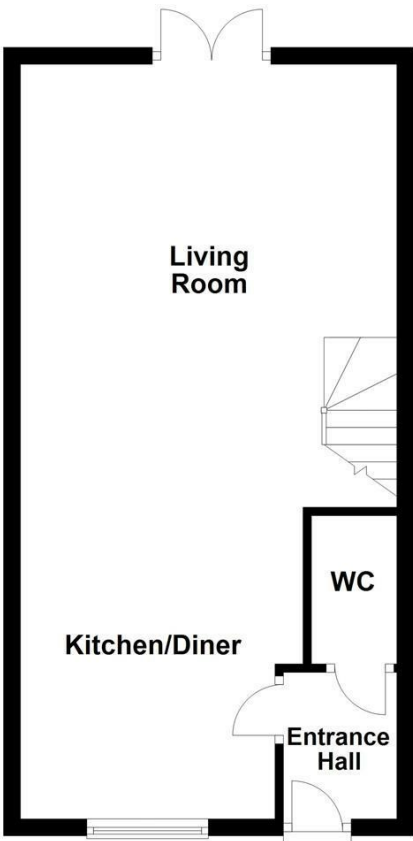




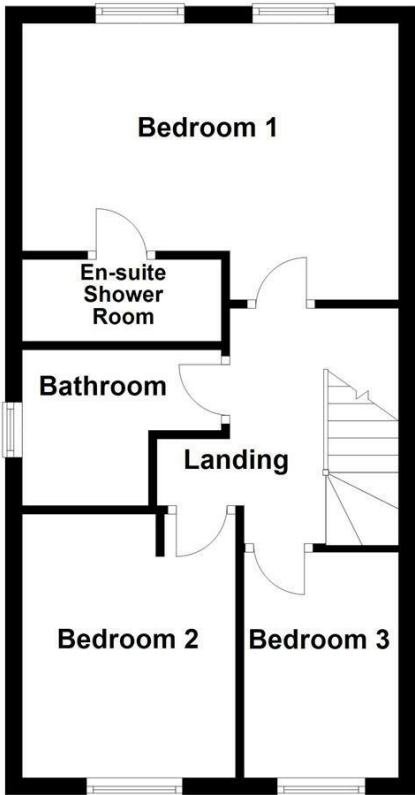
WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

Ground Floor



First Floor

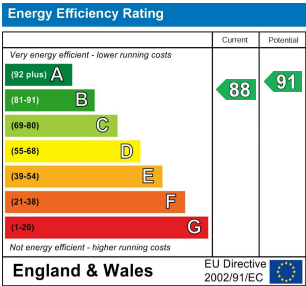


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



201A Wakefield Road, Normanton, WF6 1BP

For Sale Freehold £235,000

A deceptively spacious three bedroomed larger style semi detached family home with en suite to the main bedroom, solar panels and enclosed garden to the rear.

With a gas fired central heating system, high efficiency sealed unit double glazed windows and an array of photovoltaic solar panels providing valuable free electricity, this superb new built family home comes with the benefit of an advantage of 10 year warranty. The property is approached via a welcoming entrance hall that has guest toilet off and leads through into a large open plan living area covering the remainder of the ground floor. To the kitchen area there is a high specification kitchen with integrated appliances and a breakfast bar leading through to a particularly spacious living room with windows and French doors out to the back garden. To the first floor the principal bedroom has an en suite shower room, with the two further well proportioned bedrooms being served by a bathroom fitted with a four piece suite. Outside, the property has a broad block paved parking and turning area to the front. Whilst to the rear there is a lovely enclosed garden with a good sized stone paved patio sitting area and steps leading up to an attractive lawned garden with raised beds.

The property is situated in this sought after residential area on the fringe of the town centre of Normanton. Normanton itself offers a good range of shops, schools and recreational facilities and has its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

5'6" x 4'3" [1.7m x 1.3m]

Composite front entrance door, central heating radiator and door to the guest w.c.

GUEST W.C.

5'10" x 3'3" [1.8m x 1.0m]

Two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under. Chrome ladder style heated towel rail and extractor fan.

LIVING ROOM

17'0" x 14'9" [5.2m x 4.5m]

Two double central heating radiators, French doors out to the back garden and turn staircase to the first floor.



DINING KITCHEN

12'5" x 11'1" [3.8m x 3.4m]

Window to the front and fitted with a lovely range of contemporary style wall and base units with complementary laminate work tops and brick set tiled splash backs. Inset composite sink unit, four ring gas hob with filter hood over, built in electric oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Matching breakfast bar and matching cupboard housing the Ideal Logic gas fired combination central heating boiler. Open through to the living room.



FIRST FLOOR LANDING

Providing access to all three bedrooms and family bathroom

BEDROOM ONE

14'9" x 8'6" [4.5m x 2.6m]

Two windows overlooking the back garden, central heating radiator and loft access point. Provision for a wall mounted television.



EN SUITE SHOWER ROOM/W.C.

7'6" x 3'3" [2.3m x 1.0m]

Fitted to a lovely standard with three piece white and chrome suite comprising wide shower cubicle with thermostatic shower and folding glazed screen, vanity wash basin with cupboard under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



BEDROOM TWO

10'2" x 8'6" [3.1m x 2.6m]

Window to the front, central heating radiator and provision for a wall mounted television.



BEDROOM THREE

8'10" x 5'6" [2.7m x 1.7m]

Window to the front, central heating radiator and provision for a wall mounted television.

BATHROOM/W.C.

7'6" x 5'10" [max] [2.3m x 1.8m [max]]

Frosted window to the side, fully tiled walls and floor. Fitted with a white and chrome three piece suite comprising panelled bath with shower over, vanity wash basin with cupboard under and a low suite w.c. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front the property has a block paved driveway providing ample of street parking and turning space. To the rear of the house there is a lovely stone paved patio with steps that lead up to a well proportioned lawned garden.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.