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35 Ashfield Street, Normanton, WF6 2HG

For Sale Freehold £200,000

A three bedroom semi detached house with the benefit of an occasional loft room with Velux window, two reception rooms, extended kitchen, off road parking and gardens to the front and rear.

The accommodation fully comprises of an entrance hall, living room with bay window, spacious sitting/dining room with French doors to the rear yard and feature archway into the extended kitchen. To the first floor there are three bedrooms, house bathroom and a staircase leads to the occasional loft room. Outside, there is a lawned garden to the front, a driveway to the side providing off road parking for approximately three cars and an enclosed rear yard.

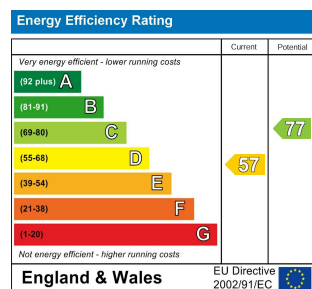
The property is within walking distance of the local amenities and schools, the park is also a short stroll away. Normanton town centre benefits from its own supermarket and railway station. For those looking to travel further afield the M62 motorway network is a short drive away.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted panels aside and frosted sunlight. Coving to the ceiling, central heating radiator, doors to the living room, dining room and understairs storage cupboard. Staircase leading to the first floor landing. Wall mounted combi condensing boiler, UPVC double glazed frosted window to the side.

LIVING ROOM

11'6" x 14'3" max x 11'11" min [3.51m x 4.35m max x 3.65m min]
UPVC double glazed bay window to the front, living flame effect gas fire on a granite hearth with matching interior and wooden decorative surround. Central heating radiator. Solid wood flooring, coving to the ceiling.



SITTING/DINING ROOM

11'5" x 11'11" [3.49m x 3.65m]
Solid wooden flooring, two wall lights, coving to the ceiling, central heating radiator, UPVC double glazed French doors with built in blinds, feature archway providing access into the kitchen.



KITCHEN

22'4" x 6'5" max x 5'8" min [6.83m x 1.98m max x 1.75m min]
A range of wall and base units with laminate work surface and laminate upstands above, stainless steel sink and drainer with mixer tap, Range cooker with five ring gas hob, stainless s teel splashback and cooker hood with curved glass, coving to the ceiling, inset spotlights to the ceiling, tiled floor, two UPVC double glazed windows to the side, UPVC double glazed side entrance door, plumbing and drainage for a washing machine, integrated fridge, integrated freezer, integrated dishwasher.

FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, inset spotlights to the ceiling, doors to the bathroom/w.c. and tow bedrooms, bi-folding door to the bedroom three and a further door leads to the staircase to the second floor.

BATHROOM/W.C.

5'5" x 6'5" [1.67m x 1.98m]
Panelled bath with centralised mixer tap and mixer shower over, wash basin with chrome mixer tap built into vanity cupboards, low flush w.c., part tiled

walls, tiled walls, UPVC double glazed frosted window to the rear, coving to the ceiling and solid wooden floor.



BEDROOM ONE

11'5" x 12'0" [3.49m x 3.66m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and picture rail.



BEDROOM TWO

11'11" x 11'5" [3.65m x 3.50m]
UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling and door into the built in storage cupboard with fixed shelving.



BEDROOM THREE

6'4" x 6'5" [1.95m x 1.98m]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator.

OCCASIONAL LOFT ROOM

18'3" x 13'3" [5.57m x 4.05m]
Storage into eaves, central heating radiator, timber Velux double glazed window with built in blind to the pitched sloping ceiling, inset ceiling spotlights.



OUTSIDE

Timber double gate providing access onto a block paved driveway running down the side of the property, which provides parking for three cars and having a timber shed. An attractive lawned garden and block paved pathway, recessed porch with tiled floor. Concrete pathway leading to a concrete patio area and paved patio area, enclosed by brick built walls and fenced surrounds. Outside lighting, water point connection.



COUNCIL TAX BAND

The council tax band for this property is B

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.