



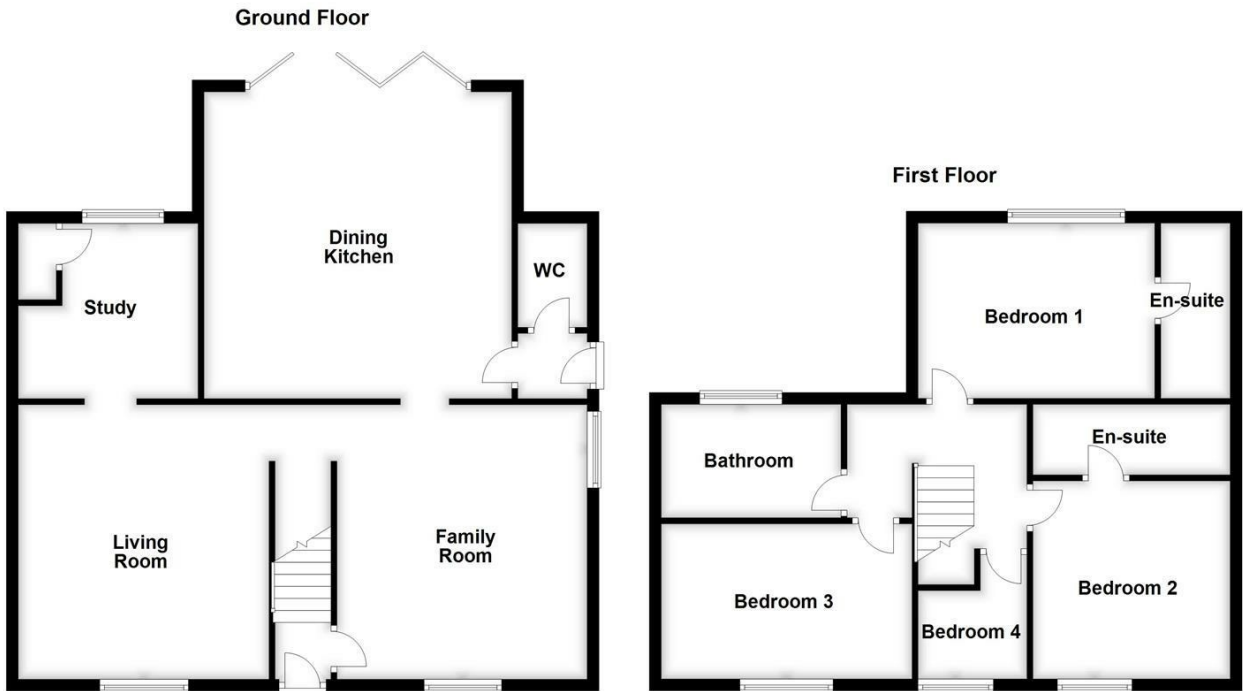
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

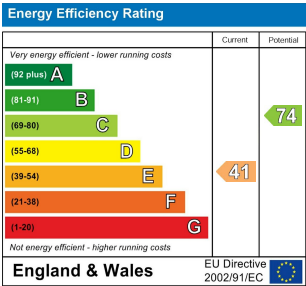


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



201 Wakefield Road, Normanton, WF6 1BP

For Sale Freehold £375,000

Refurbished to an impressive standard, a four bedroomed detached family home with two en suites and three reception rooms, situated in this popular location with a lovely garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this lovely old house has been renovated to an exceptional standard and is approached via a welcoming entrance hall that leads through into a good sized family room that has steps up to a fantastic kitchen fitted with a broad range of units with integrated appliances, island unit and bi-folding doors out to the back garden. There is a separate living room in addition with a study beyond. To the first floor, the principal bedroom has an en suite shower room, as does the second double bedroom with the two further bedrooms being served by a well appointed family bathroom. Outside, the property has a broad parking and turning area to the front. Whilst to the rear there is a lovely enclosed garden with paved patio sitting area and an expansive L-shaped lawn.

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

Composite front entrance door, central heating radiator and stairs to the first floor.

FAMILY ROOM

15'1" x 13'9" [4.6m x 4.2m]

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



LIVING ROOM

15'1" x 13'9" [4.6m x 4.2m]

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

STUDY

10'5" x 9'10" [3.2m x 3.0m]

Window overlooking the back garden, central heating radiator and built in cupboard housing the Baxi gas fired central heating boiler and pressurised hot water cylinder.



KITCHEN

16'8" x 15'5" [5.1m x 4.7m]

A lovely bright room with a four door set of bi-folding doors out to the patio at the rear and fitted to an excellent standard with a contemporary style of wall and base units with butchers block style work tops and matching island unit. Seven ring gas hob Range style cooker with two ovens, grill and warming drawer with filter hood over. Composite sink unit, full height larder style fridge unit with matching full height larder style freezer and pull out larder unit in between. Integrated dishwasher, integrated washing machine, matching breakfast bar and central heating radiator.

EVERYDAY ENTRANCE PORCH

Composite external door to the side and central heating radiator.

W.C.

5'10" x 2'3" [1.8m x 0.7m]

Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash hand basin with cupboard under. Central heating radiator and extractor fan.

FIRST FLOOR LANDING

BEDROOM ONE

13'1" [max] x 9'6" [max] [4.0m [max] x 2.9m [max]]

Window overlooking the back garden and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

9'6" x 3'3" [2.9m x 1.0m]

Three piece white and chrome suite comprising wide shower cubicle with glazed screen and thermostatic shower, vanity wash basin with cupboard under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



BEDROOM TWO

10'5" x 10'5" [3.2m x 3.2m]

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



EN SUITE SHOWER ROOM/W.C.

10'2" x 3'11" [3.1m x 1.2m]

Three piece white and chrome suite comprising wide shower cubicle with

thermostatic shower and glazed screen, vanity wash hand basin with cupboard under and low suite w.c. Chrome ladder style heated towel rail and extractor fan. Tiled walls and floor.

BEDROOM THREE

13'9" x 8'10" [4.2m x 2.7m]

Window to the front and central heating radiator.

BEDROOM FOUR

6'10" x 4'11" [2.1m x 1.5m]

A small fourth bedroom with window to the front, central heating radiator and provision for a wall mounted television.

BATHROOM/W.C.

8'6" x 5'6" [2.6m x 1.7m]

Frosted window to the front, tiled walls and floor. Three piece suite comprising panelled bath with shower over and glazed screen, vanity wash basin with cupboard under and low suite w.c. Chrome ladder style heated towel rail and extractor fan. Frosted window to the rear.



OUTSIDE

To the front the property has a broad block paved parking and turning area. Whilst to the rear there is a lovely expansive garden area with paved patio sitting area, stepping up to a good sized L-shaped lawn.



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.