



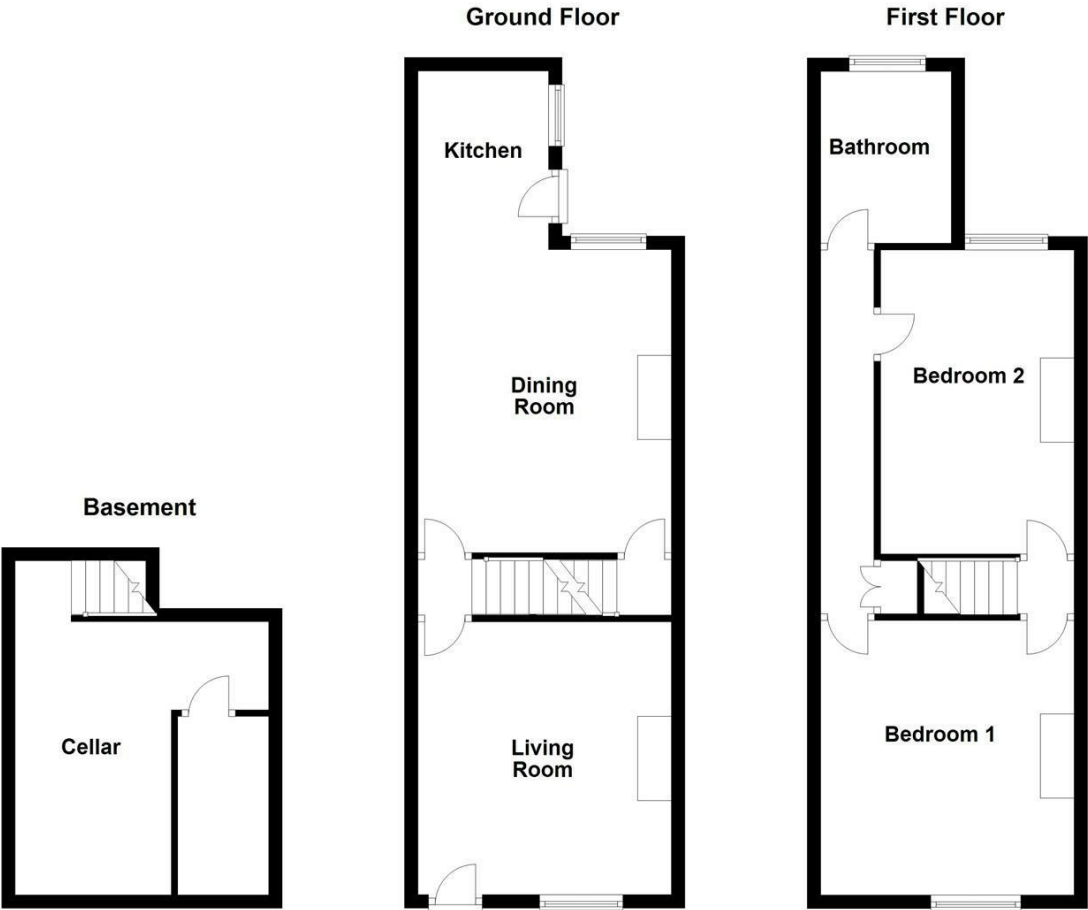
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

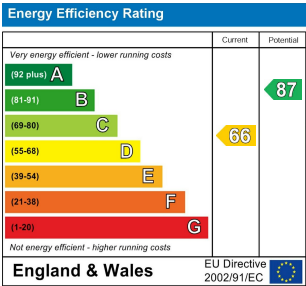


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 1 Nelson Street, Normanton, WF6 2ET

**For Sale Freehold £120,000**

Situated in Normanton is this two bedroom mid terrace property benefitting from well proportioned accommodation and low maintenance enclosed rear garden.

The property briefly comprises living room, further hallway, dining room with access down to the cellar and kitchen. The first floor landing leads to two good sized bedrooms, hallway leading to the bathroom/w.c. Outside to the front is on street parking and to the rear an enclosed low maintenance paved patio with rear gate.

Normanton is an ideal location for a range of buyers as it is aptly placed for amenities such as shops and schools. The M62 motorway network is a short drive away and Normanton has its own railway station, perfect for those looking to travel afield. Main bus routes are nearby running to and from Wakefield and Pontefract.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### LIVING ROOM

13'3" (max) x 12'3" (min) x 11'1" (4.06m (max) x 3.74m (min) x 3.38m)

Composite front entrance door, central heating radiator, door to a further hallway and UPVC double glazed window to the front.



### HALLWAY

Stairs to the first floor landing and door to the dining room.

### DINING ROOM

14'8" x 12'3" (max) x 10'8" (min) (4.49m x 3.74m (max) x 3.26m (min))

An opening to the kitchen, UPVC double glazed window

to the rear, central heating radiator and door providing access down to the cellar.



### CELLAR

13'3" (max) x 12'3" (min) x 11'1" (4.06m (max) x 3.74m (min) x 3.38m)

Separate storage cupboard and houses the gas and electric meters.

### KITCHEN

8'4" x 6'4" (2.55m x 1.94m)

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine and gas cooker. Space for a fridge/freezer, UPVC double glazed window and frosted door to the side,

### FIRST FLOOR LANDING

Access to two bedrooms.

### BEDROOM ONE

13'3" x 12'3" (max) x 11'1" (min) (4.06m x 3.74m (max) x 3.39m (min))

Door to a hallway, central heating radiator and UPVC double glazed window to the front.



### BEDROOM TWO

14'8" x 9'3" (max) x 8'1" (min) (4.49m x 2.84m (max) x 2.48m (min))

Door to the hallway, UPVC double glazed window to the rear and central heating radiator.



### HALLWAY

Central heating radiator, upstairs storage cupboard, loft access and doors to the two bedrooms and the bathroom.

### BATHROOM/W.C.

6'3" x 8'2" (1.93m x 2.5m)

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Spotlights to the ceiling, chrome ladder style radiator, partially tiled, UPVC double glazed frosted window to the rear and the boiler is housed in here.



### OUTSIDE

To the front there is on street parking and to the rear is a low maintenance paved garden, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a rear timber gate.



### 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.