



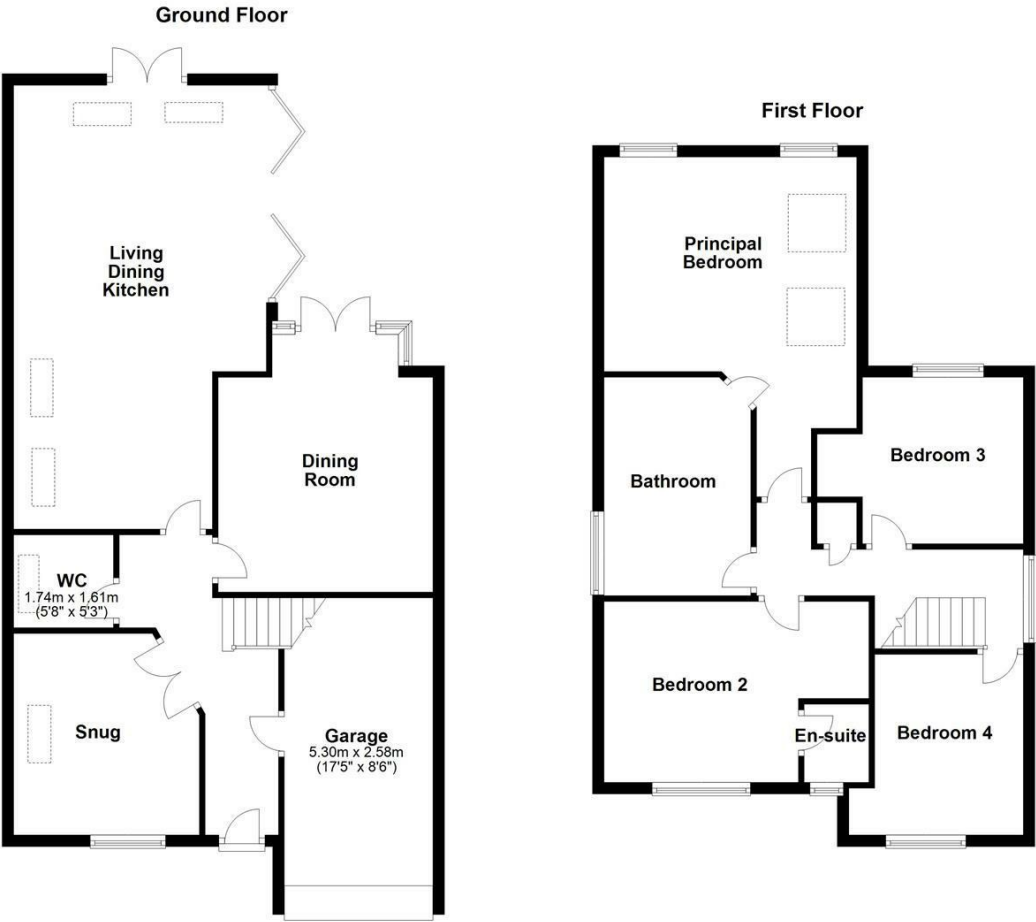
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

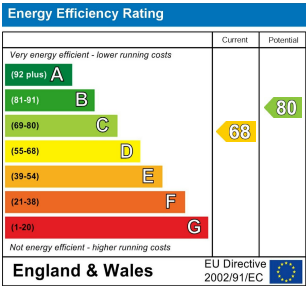


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 6 Queensbury Court, Normanton, WF6 1TY

### For Sale Freehold £365,000

Skillfully extended to the side and with a two storey extension to the rear, a deceptively spacious four bedroomed high quality detached family house set on this well regarded cul-de-sac in this convenient location on the fringe of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this high specification family home is approached via a welcoming reception hall that has a guest w.c. off to the side. The practical family hub of this lovely home is to the rear where there is a living/dining/kitchen fitted to a fantastic standard with integrated appliances and bi-folding and French doors out to the back garden. There is a separate snug to the front of the house, as well as a further large dining room. An integral garage completes the ground floor accommodation. Whilst to the first floor the principal bedroom has a vaulted ceiling and connecting door through to the luxurious family bathroom. There is a further en suite bedroom to the front, as well as two further well proportioned bedrooms also. Outside, the property has side-by-side driveway parking to the front leading up to an integral garage. To the rear of the house there is a lovely landscaped garden with a good sized paved patio sitting area and a step up to a well proportioned artificial lawn.

The property is situated in this popular residential area on the fringe of the town centre within easy reach of the broad range of shops, schools and recreational facilities offered by Normanton. Normanton itself has its own railway station and ready access to the national motorway network.





## ACCOMMODATION

### ENTRANCE HALL

Panelled front entrance door, central heating radiator, wood effect flooring and stairs to the first floor.

### GUEST W.C.

5'6" x 4'11" [max] [1.7m x 1.5m [max]]

Fitted to a lovely standard with a quality cloakroom suite comprising low suite w.c. with concealed cistern and wall mounted vanity wash basin with cupboards under. Part tiled walls and floor. Central heating radiator, space and plumbing for a washing machine, extractor fan and velux style rooflight.

### SNUG

11'5" x 10'5" [max] [3.5m x 3.2m [max]]

Shuttered window to the front, central heating radiator and velux style rooflight to the side for additional natural light. Double doors through to the reception hall.

### GARAGE

17'4" x 8'6" [5.3m x 2.6m]

Up and over door to the front and personal door to the hallway. Electric, light and power. Ideal gas fired combination central heating boiler and space for a condensing tumble dryer.

### DINING ROOM

12'1" x 11'9" [3.7m x 3.6m]

Square bay to the rear, feature fireplace with ornate surround, marbled insert and hearth housing an electric fire. Double central heating radiator and double French doors out to the patio at the rear.



### LIVING DINING KITCHEN

13'9" x 11'5" plus 13'9" x 11'9" [4.2m x 3.5m plus 4.2m x 3.6m]

Fantastic range of high quality fitted units with matching island unit incorporating stainless steel Belfast style sink with spray mixer tap, integrated dishwasher and adjoining breakfast bar. Inset five ring gas on glass Siemens hob with contemporary style AEG filter hood over. Range of Siemens integrated appliances including two built in ovens, integrated combination microwave oven, plate warming drawer and wine fridge. Space and plumbing for an American style side-by-side fridge/freezer, full electrical underfloor heating and central heating radiator. Open through to the living/dining area which has French doors out to the back and bi-folding out to the side, as well as velux style rooflights for additional natural light, continuation of the ceramic floor tiling and two contemporary style vertical central heating radiators.



### FIRST FLOOR LANDING

Central landing with window to the side, central heating radiator, loft access point and built in linen cupboard.

### PRINCIPAL BEDROOM

12'1" x 11'5" [3.7m x 3.5m]

An atmospheric room with vaulted ceiling incorporating two velux rooflights, as well as two windows overlooking the back garden. Three central heating radiators, fitted wardrobes and connecting door through to the bathroom.



### BATHROOM/W.C.

12'5" x 6'2" [3.8m x 1.9m]

Luxurious four piece suite fitted to a high standard comprising freestanding bath, corner shower cubicle with twin head shower, twin wash basins with illuminated mirrors over and low suite w.c. Frosted window to the side, tiled walls and floor. Tall contemporary style vertical central heating radiator and extractor fan.



### BEDROOM TWO

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

Window to the front, central heating radiator, triple fronted fitted wardrobes and connecting through to the en suite.



### EN SUITE/W.C.

4'7" x 3'11" [1.4m x 1.2m]

Fitted with a three piece suite comprising shower cubicle, pedestal wash basin and low suite w.c. Tiled walls, frosted window to the front, extractor fan and electric shaver socket.

### BEDROOM THREE

9'6" x 9'2" [2.9m x 2.8m]

Window overlooking the back garden, central heating radiator and double fronted fitted wardrobe.

### BEDROOM FOUR

10'5" x 6'2" [3.2m x 1.9m]

Window to the front and central heating radiator.

### OUTSIDE

To the front the property has a driveway providing side-by-side off street parking spaces and leading to the integral garage. To the rear of the house there is a thoughtfully landscaped garden, finished to an excellent standard with a broad paved patio sitting area leading up to an artificial lawn.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.