



WAKEFIELD
01924 291 294

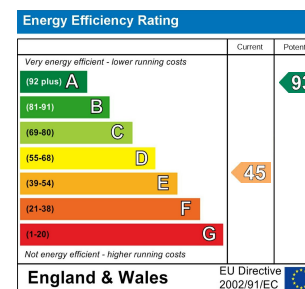
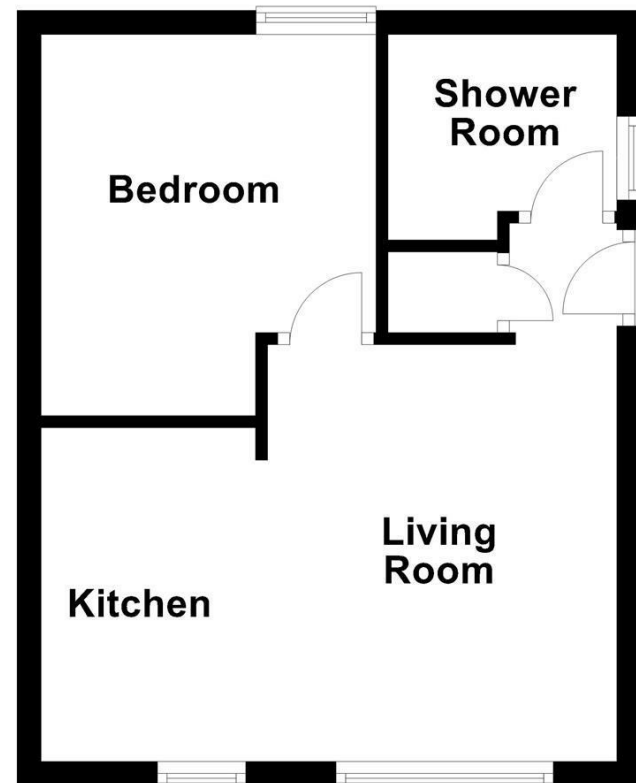
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground 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.



1 The Mews, Normanton, WF6 2RX

For Sale Freehold £110,000

A compact and stylishly presented one bedroom bungalow with off street parking, situated in this popular residential area within easy reach of local facilities.

With an electric heating system and sealed unit double glazed windows, this comfortable property is approached via an entrance hall with composite entrance door that leads through into the living room which is open through into the adjoining kitchen. There is a double bedroom with built-in wardrobes as well as a shower room/w.c. which has been refitted with a modern white and chrome suite. Outside, the property has a lawned garden as well as a parking space and useful wooden shed.

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



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ACCOMMODATION

ENTRANCE HALL

Composite entrance door and cupboard housing the insulated hot water cylinder.

LIVING ROOM

7'10" x 9'6" [2.4m x 2.9m]

Window to the front, laminate flooring, feature fireplace with a fitted electric fire and provision for a wall mounted television.



KITCHEN

9'2" x 4'11" [2.8m x 1.5m]

Window to the side and fitted with an attractive range of painted wall and base units with highlight copper handles and laminate worktops incorporating a composite sink unit and a four ring ceramic hob with glazed splash back and filter hood over. Built-in oven, space and plumbing for a washing machine and space for an under counter fridge.

DOUBLE BEDROOM

9'2" x 7'10" plus wardrobe recess [2.8m x 2.4m plus wardrobe recess]

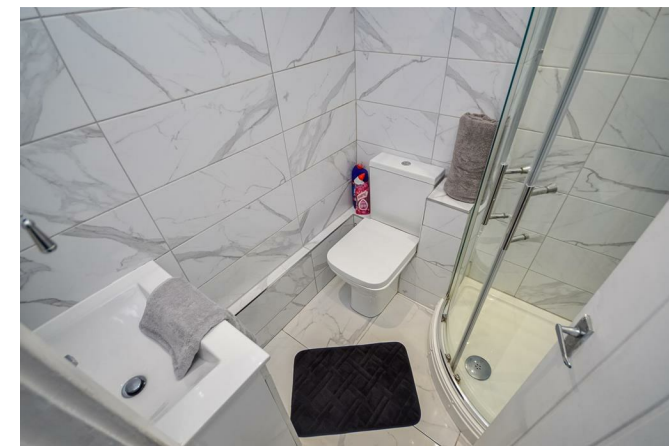
High-level frosted window to the side, electric wall heater, loft access point and double-fronted sliding mirrored fitted wardrobes.



SHOWER ROOM/W.C.

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

Fitted with a modern white and chrome suite comprising corner shower cubicle with electric shower, vanity wash basin with cupboards under and low suite w.c. Fully tiled walls and floor, frosted window to the side, ladder style heated towel rail and extractor fan.



OUTSIDE

To the front, the property has a lawned garden as well as a parking space outside the property and a substantial wooden shed with electric power installed.



FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

COUNCIL TAX BAND

The council tax band for this property is A.

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.