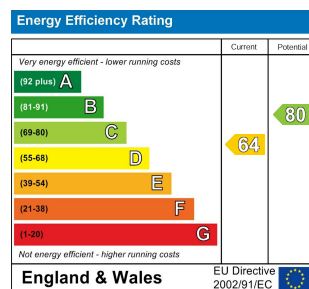


A floor plan of a house. The layout includes two bedrooms (Bedroom 1 and Bedroom 2) on the left side, separated by a central hallway. To the right of the hallway is a large living room. Further right is the kitchen, which is adjacent to a utility room. A conservatory is attached to the utility room. An office is located within the utility room area, indicated by a dashed border. A shower room is located between the bedrooms and the living room. The plan shows various doors, windows, and a central hallway.



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.

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*

*your home may be repossessed if you do not keep up repayments on your mortgage

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.

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.

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.



PONTEFRACT & CASTLEFORD
01977 798 844



For Sale Freehold £210,000

A link-detached two bedroomed true bungalow situated in this favoured cul-de-sac location close to a bus route and within very easy reach of the town centre facilities.

With a gas fired central heating system and predominantly sealed unit double glazed windows, this comfortable and deceptively spacious bungalow is approached via an entrance hallway that leads through into a central reception hall. The main living room is of fine proportions with a square bay window to the front, alongside a separate office room, converted from the former garage. To the rear of the property there is a conservatory taking full advantage of the views over the back garden. The kitchen is fitted with a good range of units and flows through into an adjoining utility room. The property benefits from two double bedrooms which are served by a shower room, fitted with a modern white and chrome suite. Outside, the property has a neat garden to the front, together with driveway parking. To the rear there is a larger garden, mainly pebbled for low maintenance with established shrubs and a patio sitting area.

The property is situated at the head of a cul-de-sac in this popular residential location within very easy reach of a good range of local shops and recreational facilities. A broader range of amenities are available in the centre of Normanton which has its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

3'3" x 3'3" [1.0m x 1.0m]

Panelled front entrance door and wood strip flooring. Inner door through to the reception hall.

RECEPTION HALL

11'1" x 3'3" [3.4m x 1.0m]

Central heating radiator and loft access point.

LIVING ROOM

15'1" x 13'5" [4.6m x 4.1m]

Square bay window to the front, double central heating radiator and feature fireplace with ornate surround, marbled inset and hearth housing an electric fire.



KITCHEN

10'2" x 6'10" [3.1m x 2.1m]

Fitted with a range of light wood grain effect wall and base units with laminate work tops and tiled walls. Inset stainless steel sink unit, slot in point for an electric cooker with filter hood over and an archway through to the adjoining utility room. Window to the rear.

UTILITY ROOM

10'9" x 4'11" [3.3m x 1.5m]

Space for a tall fridge/freezer, space and plumbing for a washing machine, tiled floor and double central heating radiator. Window and door connecting through to the conservatory.

OFFICE

10'9" x 10'5" [max] [3.3m x 3.2m [max]]

Roof light for natural light, double central heating radiator and built in cupboard.



CONSERVATORY

10'2" x 7'2" [3.1m x 2.2m]

Windows overlooking the back garden, ceramic tiled floor and stable style door out to the rear.



BEDROOM ONE

11'9" x 9'2" [3.6m x 2.8m]

Window to the front, central heating radiator and range of full height fitted wardrobes.



BEDROOM TWO

10'5" x 9'2" [3.2m x 2.8m]

A well proportioned second double bedroom overlooking the back garden and central heating radiator.



SHOWER ROOM/W.C.

6'10" x 6'2" [2.08m x 1.88m]

Fitted with a three piece white and chrome suite comprising walk in shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite w.c. Double central heating radiator, extractor fan, frosted window to the rear, tiled walls and floor.



OUTSIDE

To the front the property has a lawned garden together with driveway parking leading up to the former garage. To the rear of the house there is a much larger garden with a decent degree of privacy, a patio sitting area and former wood shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

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.