



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.



| | | |
|-----------------------------------|---|---------------------------------|
| WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022 |
| NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844 | |



17 Oxford Street, Normanton, WF6 2EX

For Sale Freehold £160,000

A fantastic opportunity to purchase this three bedroom mid terrace property enjoying spacious living accommodation spread over three levels, useful cellar room and enclosed low maintenance garden.

The accommodation briefly comprises of the living room, inner hallway leading to the kitchen/diner with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. with a further set of stairs providing access to bedroom one, located on the second floor. Outside to the front is on street parking and to the rear is an enclosed low maintenance concrete yard 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 comes highly recommended.



ACCOMMODATION

LIVING ROOM
13'10" x 11'11" [4.24m x 3.64m]

UPVC front entrance door, UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and gas fire on a decorative brick hearth with brick surround and solid wooden mantle. Door providing access to the inner hallway.



HALLWAY
Stairs to the first floor landing and door leading into the kitchen/diner.

KITCHEN/DINER
12'11" x 13'8" [3.96m x 4.19m]
Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob and cooker hood. Space for an American style fridge/freezer, plumbing for a washing machine, breakfast bar, laminate flooring,

inset spotlights, central heating radiator and UPVC double glazed windows overlooking the rear aspect. Door with staircase leading down to the cellar and archway into the kitchen extension [2.42m x 2.11m] with door to the rear.



CELLAR
5'7" [min] x 12'0" [max] x 14'0" [1.72m [min] x 3.67m [max] x 4.28m]
Block paved floor, an opening providing access into the original coal shuttle room, power and light.

FIRST FLOOR LANDING
Central heating radiator, doors to two bedrooms and bathroom. Further staircase leading to bedroom one located on the second floor.

BATHROOM/W.C.
8'0" x 6'11" [2.44m x 2.11m]
Four piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c., double ended bath with central flush mixer

tap and vanity wash basin with swan neck mixer tap. Fully tiled walls and floor. Pitch sloping ceiling with inset spotlights, wall mounted extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



BEDROOM TWO
9'9" x 8'9" [min] x 10'0" [max] [2.98m x 2.69m [min] x 3.06m [max]]
UPVC double glazed window overlooking the rear elevation, built in single wardrobe and central heating radiator.



BEDROOM THREE
8'7" x 13'10" [2.63m x 4.23m]
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into a built in single wardrobe.



BEDROOM ONE
13'5" x 13'1" [4.10m x 4.0m]
Two timber double glazed velux windows, three double doors providing access to built in wardrobes and central heating radiator.



OUTSIDE
To the front of the property is on street parking and to the rear is a low maintenance concrete yard with shed, surrounded by timber fencing with rear 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.