



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	



2 Brookfield Court, Normanton, WF6 2RT

For Sale Freehold £250,000

Nestled in a cul-de-sac location is this two bedroom link-detached bungalow in turn key condition and benefitting from off road parking and front and rear gardens.

The accommodation briefly comprises of the entrance hall, living room, kitchen, integral garage, two bedrooms and bathroom/w.c. Outside to the front is a lawned garden and driveway leading to the larger than average single garage. To the rear is good sized lawned garden incorporating paved patio area, enclosed by timber fencing.

Normanton is ideal for a range of buyers, as for first time buyers and growing families looking to move to the area it is ideally located for shops and schools. These are found within walking distance as well as Haws Hill Park, which is also a stones throw from the property. For the commuter Normanton does have its own train station with trains running to local towns and cities such as Castleford, Wakefield and Leeds. It does also have local bus routes and is next to the M62 motorway ideal for those who look to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, loft access and doors to two bedrooms, bathroom and living room.

LIVING ROOM

15'4" x 13'11" [max] x 12'9" [min] [4.68m x 4.25m [max] x 3.9m [min]]

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, door through to the kitchen and electric fireplace with composite hearth, surround and mantle.



KITCHEN

10'5" x 7'5" [3.2m x 2.28m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven with four ring electric hob and extractor hood. Space and plumbing for a washing machine, space for an under counter fridge/freezer, UPVC double glazed frosted door to the garage, UPVC double glazed window to the rear and central heating radiator



INTEGRAL GARAGE

11'5" x 16'10" [3.5m x 5.15m]

Electric roller door to the front with separate front door, power and light, UPVC double glazed frosted door to the rear.

BEDROOM ONE

9'6" x 12'1" [2.9m x 3.7m]

UPVC double glazed window to the front, central heating radiator and fitted wardrobes.



BEDROOM TWO

9'6" x 10'8" [2.9m x 3.26m]

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



BATHROOM/W.C.

6'6" x 7'4" [2.0m x 2.25m]

UPVC double glazed frosted window to the rear, column central heating radiator with towel rail, spotlights, low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment/



OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway leading to the front door and driveway providing off road parking leading to the larger than average single garage. To the rear is a good sized garden, mainly laid to lawn with planted bed borders and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.