



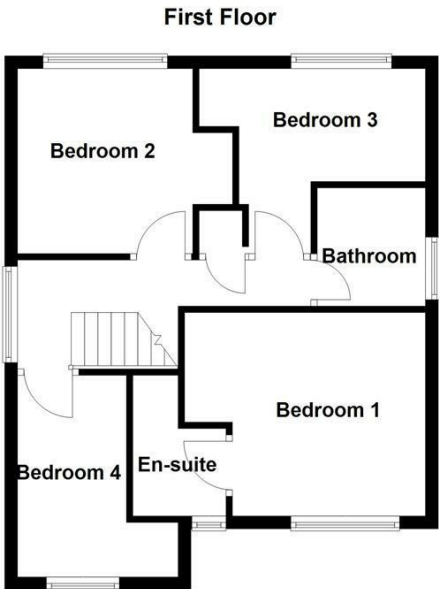
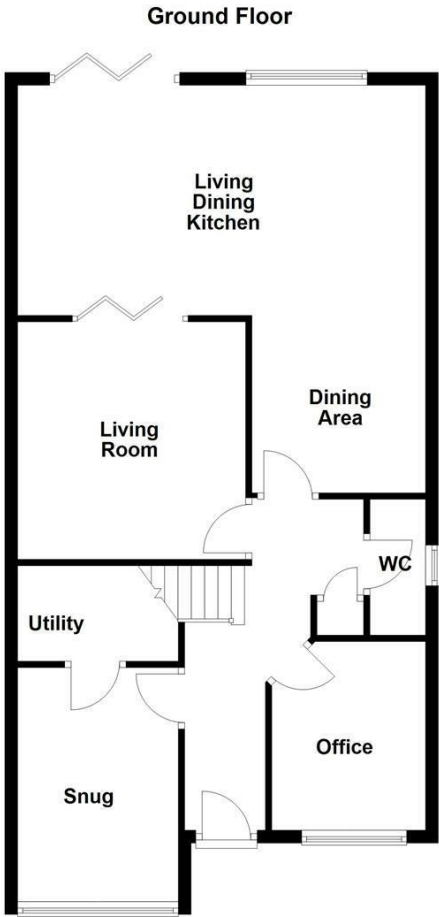
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

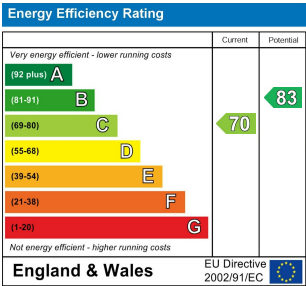


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 8 Windsor Close, Normanton, WF6 1TX

### For Sale Freehold £350,000

Updated, extended and improved, a particularly well presented four bedroomed detached family home with a stunning living dining kitchen to the rear, situated in a cul-de-sac in this well regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented detached family home is approached via a welcoming reception hall that has a guest toilet off the side. The main living room is situated to the rear, whilst to the front there is a separate snug, as well as an office, ideal for those needing to work from home. A dining area then leads through into the stunning living dining kitchen that has bi-folding doors taking full advantage of the views over the back garden, with a light and airy feel created by a vaulted ceiling incorporating velux roof lights. To the first floor the principal bedroom has an en suite shower room with the three further bedrooms being served by a re-fitted family bathroom. Outside, the property has a broad parking area to the front providing off street parking for at least three vehicles. Whilst round to the rear there is an enclosed garden with built in storage shed, a lovely paved patio sitting area and steps up to an artificial lawn.

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



## ACCOMMODATION

### RECEPTION HALL

Contemporary style composite front entrance door, central heating radiator, stairs to the first floor and useful built in shoe cupboard.

### GUEST W.C.

6'10" x 2'11" [2.1m x 0.9m]

Re-fitted to a good standard with a white and chrome two piece cloakroom suite comprising vanity wash basin with drawers under and low suite w.c. with concealed cistern. Frosted window to the side and central heating radiator.

### LIVING ROOM

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

Bi-folding doors through to the living dining kitchen, double central heating radiator and provision for a wall mounted television.



### SNUG

12'1" x 7'10" [3.7m x 2.4m]

Window to the front, central heating radiator and connecting door through to the understairs utility.

### UTILITY

8'2" x 4'7" [max] [2.5m x 1.4m [max]]

Useful additional storage room with provision for a tumble dryer and wall mounted gas fired central heating boiler.

### OFFICE

9'10" x 7'10" [3.0m x 2.4m]

Window to the front, fitted desk and central heating radiator.

### DINING AREA

10'5" x 8'10" [3.2m x 2.7m]

Central heating radiator and open through to the stunning living dining kitchen.

### LIVING DINING KITCHEN

20'11" x 12'1" [6.4m x 3.7m]

A large atmospheric room with vaulted ceiling, bi-folding doors and window out to the back garden. The kitchen area is fitted with a lovely range of modern wall and base units with corian style work surface incorporating 1 1/2 bowl sink unit with drainer, gas on glass four ring hob with glazed splash back and filter hood over. Built in Bosch oven and matching microwave, provision for a side-by-side American style fridge/freezer, integrated dishwasher and integrated washing machine, as well as a matching island unit. The adjoining living area has triple bi-folding doors out to the back garden, central heating radiator, provision for a wall mounted television and velux rooflights for additional natural light.



### FIRST FLOOR LANDING

Central heating radiator, frosted window to the side, loft access hatch and built in airing cupboard housing the insulated hot water cylinder.

### BEDROOM ONE

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

Window to the front, central heating radiator and good range of fitted and built in wardrobes with matching cupboards and drawers. Provision for a wall mounted television.



### EN SUITE SHOWER ROOM/W.C.

7'2" x 4'11" [2.2m x 1.5m]

Three piece white and chrome suite comprising wide shower cubicle with body jets and overhead shower, pedestal wash basin and low suite w.c. Frosted window to the front, electric shaver socket, extractor fan and chrome ladder heated towel rail.

### BEDROOM TWO

9'6" x 8'10" [2.9m x 2.7m]

Central heating radiator, window to the rear and built in double fronted wardrobe. Provision for a wall mounted television.



### BEDROOM THREE

9'10" x 5'10" [3.0m x 1.8m]

Window to the rear, central heating radiator, built in wardrobe and fitted cupboards.

### BEDROOM FOUR

10'5" x 5'10" [3.2m x 1.8m]

Window to the front, central heating radiator and recess for a further double fronted wardrobe.

### BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.7m]

Re-fitted to an enviable standard with a three piece white and chrome suite comprising panelled bath with twin head shower over, vanity wash basin with cupboard under and low suite w.c. with concealed cistern. Fully tiled walls, chrome ladder style heated towel rail, extractor fan and frosted window to the side.



### OUTSIDE

To the front the property has a wide driveway providing ample off street parking for at least three vehicles. To the rear there is a lovely garden with an inviting paved patio sitting area with steps up to an artificial lawn.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.