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NORMANTON | PONTEFRACT & CASTLEFORD
 01924 899 870 | 01977 798 844



94 Cambridge Street, Normanton, WF6 1ER

For Sale Freehold £185,000

Extended and improved, a three bedroomed traditional terraced house with en suite to the main bedroom and two separate reception rooms, situated in this well regarded location on the fringe of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a composite entrance door into a well proportioned living room that flows through into a separate dining room to the rear. Beyond is a kitchen fitted to a good standard with integrated cooking facilities. To the first floor there are two well proportioned bedrooms served by the family bathroom. Whilst the top floor is devoted to a large principal bedroom suite with en suite shower room. Outside, the property has courtyard gardens to both the front and rear with a decked patio sitting area immediately behind the house.

The property is situated in this popular residential neighbourhood on the fringe of the town centre within very easy reach of a broad range of shops, schools and recreational facilities. Normanton has its own railway station and ready access to the national motorway network.

IMPORTANT NOTE TO PURCHASERS

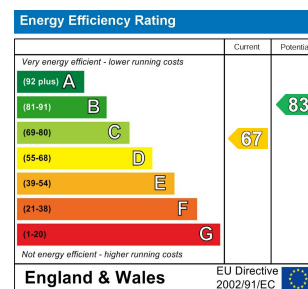
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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PROPERTY ALERTS

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ACCOMMODATION

LIVING ROOM

13'1" x 12'5" [4.0m x 3.8m]

Composite front entrance door and window to the front. Wood strip flooring, central heating radiator and former fireplace.



INNER HALLWAY

Stairs to the first floor and central heating radiator.

DINING ROOM

13'1" x 12'9" [4.0m x 3.9m]

Full height window to the rear, central heating radiator and connecting door through to the kitchen. Door to the cellar head.

KITCHEN

9'2" x 6'6" [2.8m x 2.0m]

Fitted to a good standard with a range of wooden fronted wall

and base units with contrasting dark laminate work tops and brick set tiled splash backs. Inset stainless steel sink unit, stainless steel four ring gas hob with matching filter hood over, built in oven, space for a tall fridge/freezer and space and plumbing for a washing machine. Space and plumbing for a slimline dishwasher and ceramic tiled floor.

BASEMENT

Useful cellar storage room with smaller former fuel store and stone steps up to the dining room.

FIRST FLOOR

BEDROOM TWO

13'1" x 9'6" [4.0m x 2.9m]

Window to the front, central heating radiator and useful built in understairs store.



BEDROOM THREE

12'9" x 6'10" [3.9m x 2.1m]

Window to the rear and central heating radiator.

FAMILY BATHROOM/W.C.

10'2" x 5'2" [max] [3.1m x 1.6m [max]]

Fitted with a modern white and chrome three piece suite comprising panelled bath with Myra Sport electric shower over and glazed screen, pedestal wash basin and low suite w.c. Frosted window to the rear, part tiled walls and chrome ladder style heated towel rail.



SECOND FLOOR

BEDROOM ONE

13'1" x 10'2" plus 8'2" x 7'6" [4.0m x 3.1m plus 2.5m x 2.3m]

This bedroom is a good size with windows to both the front and rear, central heating radiator and access to eaves storage voids.



EN SUITE SHOWER ROOM/W.C.

7'6" x 4'3" [2.3m x 1.3m]

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



OUTSIDE

To the front the property has a neat paved garden. Whilst round to the rear there is a lovely decked patio sitting area with steps down to a further yard area with hand gate out to the back lane.



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.