



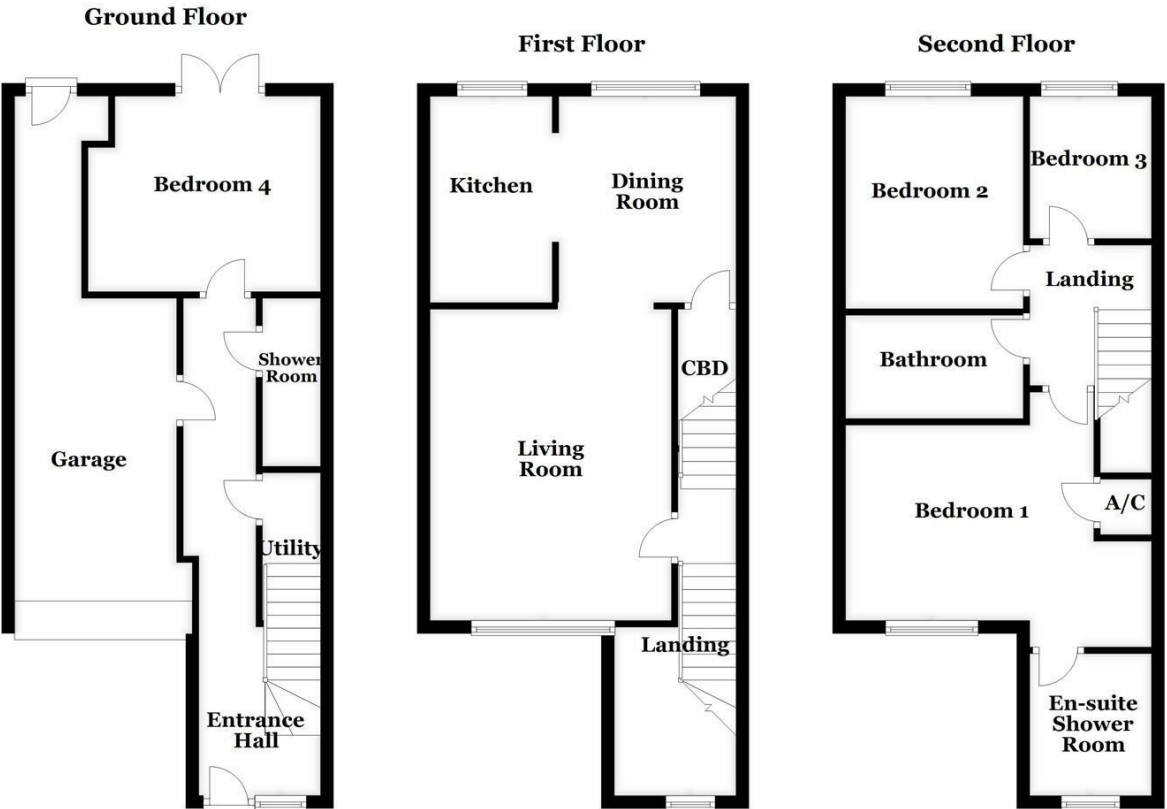
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

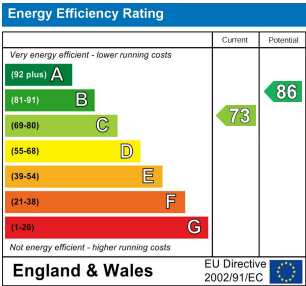


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Waterford Place, Normanton, WF6 1RJ
For Sale Freehold £230,000

Located on this modern and attractive development is this four bedroom mid town house with spacious living accommodation spread over three levels benefitting from off road parking furthered by an integral garage and enclosed rear garden.

The property briefly comprises of the entrance hall, utility, integral garage, shower room/w.c.. and bedroom four. The first floor landing leads to living room with an archway through to the dining room which provides access to the kitchen. Stairs lead to the second floor lead to three bedrooms and the house bathroom/w.c. Outside to the front is a driveway providing off road parking for one vehicle in front the integral single garage. To the rear is an enclosed lawn garden.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The national motorway network is only a short drive away for those looking to travel 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, stairs to the first floor landing, coving to the ceiling, central heating radiator and doors to the utility, downstairs shower room, integral garage and bedroom four.

UTILITY

78" x 29" [2.36m x 0.86m]
Laminate work surface over base units with space and plumbing for a washing machine, central heating radiator, coving to the ceiling, inset spotlights and extractor fan.

SHOWER ROOM/W.C.

87" x 29" [2.63m x 0.85m]
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Ladder style radiator, coving to the ceiling, inset spotlights and extractor fan.

INTEGRAL GARAGE

83" x 166" [min] x 271" [max] [2.53m x 5.04m [min] x 8.27m [max]]
Manual up and over front door, composite rear door, wall mounted condensing boiler, power and light.

BEDROOM FOUR

91" x 114" [3.03m x 3.47m]
Set of UPVC double glazed French doors leading to the rear garden, coving to the ceiling and central heating radiator.

FIRST FLOOR LANDING

Stairs to the second floor, central heating radiator and door to the living room.

LIVING ROOM

127" x 1510" [3.86m x 4.85m]
Coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and feature archway into the dining room.



DINING ROOM

109" x 91" [3.28m x 2.77m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator. Archway into the kitchen and door to the understairs storage cupboard.



KITCHEN

65" x 108" [1.96m x 3.27m]
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Space for a fridge/freezer, space and plumbing for a dishwasher. Coving to the ceiling, inset spotlights, downlights built into the wall cupboards and UPVC double glazed window overlooking the rear elevation.

SECOND FLOOR LANDING

Loft access, coving to the ceiling and doors to three bedrooms and bathroom.

BEDROOM ONE

91" x 159" [max] x 127" [min] [3.03m x 4.81m [max] x 3.85m [min]]
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and door to the airing cupboard. Further door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

72" x 62" [2.19m x 1.89m]
Three piece suite comprising larger than average shower cubicle with mixer shower, low flush w.c. and vanity wash hand basin with mixer tap. Shaver socket point, coving to the ceiling, inset spotlights, extractor fan, ladder style radiator and UPVC double glazed frosted window overlooking the front elevation.

BEDROOM TWO

90" x 101" [2.76m x 3.35m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

73" x 66" [2.23m x 1.99m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

90" x 53" [2.75m x 1.62m]
Three piece suite comprising panelled bath with mixer tap, low flush w.c. and pedestal wash basin. Ladder style radiator, coving to the ceiling, inset spotlights and extractor fan.



OUTSIDE

To the front of the property is a driveway providing off road parking for one vehicle. To the rear is a lawned garden surrounded by timber fencing and brick built walls.



COUNCIL TAX BAND

The council tax band for this property is C.

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.