



WAKEFIELD
01924 291 294

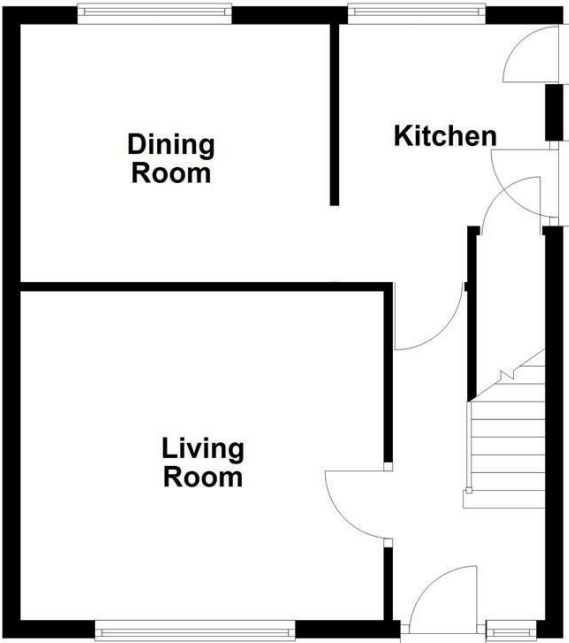
OSSETT
01924 266 555

HORBURY
01924 260 022

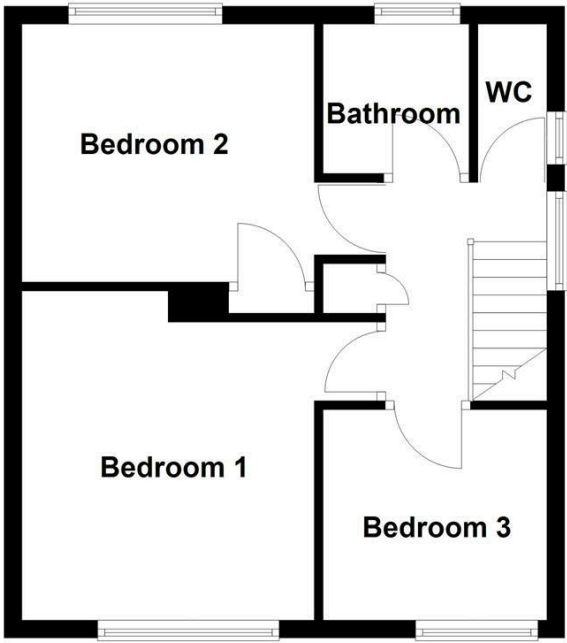
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

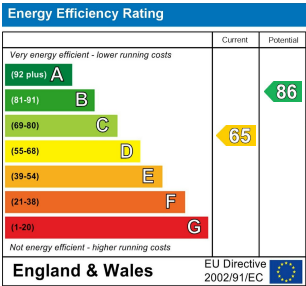


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



124 Queen Elizabeth Drive, Normanton, WF6 1LR
For Sale Freehold £160,000

A well proportioned three bedroom semi-detached house situated in this popular residential area with a good sized garden to the rear.

With a gas fired central heating system and UPVC double glazed windows this comfortable family home is approached by a welcoming reception hall that leads through into a good sized living room. To the rear there is a separate dining room alongside the fitted kitchen. To the first floor there are two double bedrooms plus a further good sized single bedroom all served by a family bathroom and separate W.C.. Outside the property has gardens to both the front and rear.

The property is situated in this popular residential area with an easy reach of a good range of local shops, schools and recreational facilities. A broad range of amenities are available in the nearby town centre of Normanton which also has it's own railway station and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

11'5" x 5'6" [3.5m x 1.7m]

UPVC double glazed front entrance door, central heating radiator, stairs to first floor and understairs cupboard.

LIVING ROOM

13'5" x 12'1" [4.1m x 3.7m]

UPVC double glazed window to the front, double central heating radiator, laminate flooring and a fitted gas fire.



DINING ROOM

11'5" x 9'6" [3.5m x 2.9m]

UPVC double glazed window overlooking the back garden, double central heating radiator and fitted gas fire.



KITCHEN

9'6" x 7'6" [2.9m x 2.3m]

UPVC double glazed window overlooking the back garden, fitted with a range of dark wooden fronted units with laminate worktops incorporating stainless steel sink unit and a four ring stainless steel gas hob. Integrated oven and grill, space and plumbing for a washing machine and wall mounted gas fired central heating boiler. Ceramic tiled floor and external door to the side. Walk in under stair pantry.

FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, built in linen cupboard and loft access point.

BEDROOM ONE

11'1" x 10'9" [3.4m x 3.3m]

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



BEDROOM TWO

10'9" x 9'10" [3.3m x 3.0m]

UPVC double glazed window overlooking the back garden, central heating radiator, range of fitted wardrobes and cupboards.



BEDROOM THREE

8'6" x 8'2" [max] [2.6m x 2.5m [max]]

UPVC double glazed window to the front, central heating radiator and over bulk head shelves.

BATHROOM

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

UPVC double glazed frosted window to the rear, mainly tiled walls, fitted with a 2-piece white and chrome suite comprising of a panel bath with shower over and vanity wash basin with cupboards under.



W.C.

5'6" x 2'7" [1.7m x 0.8m]

UPVC double glazed frosted window to the side, part tiled walls and a low suite W.C..

OUTSIDE

To the front the property has a paved garden area with a gate leading up to the front door. A pathway passes the side of the house round to the rear where there is a garden with a further paved patio sitting area, cobble block paved area, lawn and steps up to a substantial wooden shed.



COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.