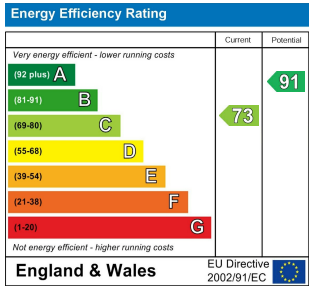


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



35 Goosehill Road, Normanton, WF6 1BJ

For Sale Freehold Offers In The Region Of £135,000

NO CHAIN. A fantastic opportunity for the first time buyer, couple or family looking to get access onto the property market with this well presented two double bed roomed mid terraced property.

Benefiting from the usual, fully comprising of a lounge, modern fitted kitchen/ breakfast room, understairs storage, stairs to the first floor to two double bedrooms and modern house bathroom. On street parking to the front whilst to the rear there is an attractive low maintenance AstroTurf garden incorporating porcelain tiled and composite deck patio areas. The property is well placed to local amenities including shops and schools. Lots of local bus stops nearby and having good access to the motorway network.

Ready to move into, an early viewing comes highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

LOUNGE

13'1" x 12'3" [4.0m x 3.74m]

UPVC double glazed entrance door into lounge. UPVC double glazed window to the front, central heating radiator, space for feature fire, wood effect flooring, Door leading into the modern fitted breakfast kitchen.

KITCHEN/ BREAKFAST ROOM

9'6" x 10'0" [2.92m x 3.07m]

Modern fitted wall and base units, worksurface over incorporating stainless steel sink and drainer with mixer tap. Plumbing for washer, space for fridge and freezer, integrated oven and grill, four ring touch screen induction electric hob. Central heating radiator, spotlights, UPVC double glazed stable door to the rear. Stairs up to the first floor landing, door to understairs storage.



FIRST FLOOR LANDING

Spotlights, doors to two bedrooms and bathroom.

BEDROOM ONE

10'1" x 9'8" [3.09m x 2.97m]

UPVC double glazed window to the rear, central heating radiator, loft access.



BEDROOM TWO

12'3" x 8'7" [max] x 6'7" min [3.75m x 2.63m [max] x 2.03m min]

UPVC double glazed window to the front, central heating radiator, airing cupboard.

BATHROOM

9'2" x 4'1" [2.80m x 1.26m]

Low flush W.C., wash base vanity cupboard, panel bath, fully tiled walls. UPVC double glazed window to the front, spotlights, wood effect floor, heated chrome towel radiator.



OUTSIDE

To the rear there is porcelain tile patio, incorporating AstroTurf garden area and raised composite decked patio area. To the front there is on street parking.



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.