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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	



1 Troon Close, Normanton, WF6 1WA

For Sale Freehold Offers In The Region Of £365,000

Nestled into a sought after modern development in Normanton, superbly appointed is this four bedroom detached family home. Extended to the rear, the property benefits from ample reception space for entertaining with bi folding doors providing an indoor outdoor living feel. The property also has four good sized bedrooms and a driveway ideal for plenty of offroad parking, it is certainly not a property to be missed.

The property briefly comprises of the entrance hall, from the entrance hall there is access to the office, utility, downstairs W.C., kitchen breakfast room and living room. The living room leads us to the first floor landing as well as the kitchen breakfast room and the kitchen breakfast room leads to the dining sitting room which has a set of bi folding doors to the rear garden. Up to the first floor landing there is loft access as well as bedrooms one, two, three, four and the house shower room. Bedroom one benefitting from en suite shower room facilities. To the front of the property there is a block paved driveway which provides off road parking for two to three vehicles, pebbled area and slight wall and timber fence surround. Coming round to the rear of the property there is a low maintenance rear garden which is mainly artificially lawned, incorporating a resin patio area, perfect for outdoor dining purposes and access to the timber built summer house. The summer house having double glazing power and light and is currently used as a bar. The rear garden is also fully enclosed by walls and timber fencing.

Normanton is an ideal location for a range of buyers, especially the growing family as it's ideally located for shops and schools which can be found within walking distance of the property. Especially within Normanton town centre itself. Normanton is on local bus routes to and from neighbouring towns and cities. For more major city links Normanton does have its own train station. For those who look to commute further afield it is ideally located close by for the M62 motorway link. Only a full internal inspection will truly show what is to offer at this fantastic home and so an early viewing is highly advised to avoid any disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite entrance door with a frosted glass pane which leads to the entrance hall. Spotlighting to the ceiling. Central heating radiator. Doors to the office, living room, utility, downstairs W.C. and kitchen breakfast room.

OFFICE

4'5" 8'3" [1.37m 2.54m]

UPVC double glazed window to the front, central heating radiator, spotlighting to the ceiling.

UTILITY

4'8" x 4'5" [1.43m x 1.35m]

Space and plumbing for washing machine and tumble dryer, boiler housed here.

DOWNSTAIRS W.C.

3'10" x 4'9" [1.18m x 1.47m]

Spotlighting to the ceiling, extractor fan, chrome ladder style central heating radiator, low flush W.C., wash basin built into a storage unit with storage below and mixer tap. Wet wall panelled.

KITCHEN BREAKFAST ROOM

22'3" x 10'4" [6.8m x 3.15m]

UPVC double glazed window looking into the dining sitting room, frosted UPVC double glazed window to the side. Set of double doors to the dining sitting room and a set of double doors into the living room. Spotlighting to the ceiling, anthracite column style central heating radiator. Range of modern wall and base units with Corian work surface over, stainless steel sink with mixer tap and drainer board built in, four ring gas hob with stainless steel extractor hob, tiled splashback, integrated oven and microwave, space and plumbing for an American style fridge freezer, integrated dishwasher, breakfast bar with Corian work surface over.

LIVING ROOM

17'6" x 12'11" [max] x 10'0" [min] [5.34m x 3.96m [max] x 3.07m [min]]

UPVC double glazed window to the front, coving to the ceiling, two central heating radiators, set of double doors to the kitchen breakfast room. Stairs providing access to the first floor landing.



DINING SITTING ROOM

21'11" x 10'1" [6.7m x 3.09m]

Bi folding doors that extend to the equal length of the room providing indoor outdoor living, three Velux skylights, two anthracite column central heating radiators, spotlighting to the ceiling, UPVC double glazed window to the kitchen breakfast room.



FIRST FLOOR LANDING

Access to the loft, doors to bedrooms one, two, three, four and the house shower room.

BEDROOM ONE

11'7" x 9'7" [max] x 7'9" [min] [3.55m x 2.93m [max] x 2.37m [min]]

UPVC double glazed window to the front, set of fitted wardrobes with sliding mirror doors, door through to the en suite shower room, central heating radiator.



EN SUITE SHOWER ROOM

5'1" x 4'8" [1.56m x 1.44m]

Frosted UPVC double glazed window to the front, anthracite ladder style central heating radiator, concealed cistern low flush W.C. with wash basin built into the top having a mixer tap, shower cubicle with mains fed overhead shower, glass shower screen, spotlighting, extractor fan to the ceiling, wet wall panelled, LED mirror.



BEDROOM TWO

11'6" x 9'1" [3.53m x 2.77m]

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

BEDROOM THREE

8'2" x 12'3" [max] x 6'6" [min] [2.5m x 3.75m [max] x 2.0m [min]]

UPVC double glazed to the rear, range of fitted wardrobes and storage units, central heating radiators.

BEDROOM FOUR

6'5" x 10'2" [1.96m x 3.12m]

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

SHOWER ROOM

6'9" x 6'3" [2.07m x 1.91m]

Frosted UPVC double glazed window to the rear, spotlighting to the ceiling, extractor fan, concealed cistern low flush W.C., floating storage unit housing the wash basin with storage below and mixer tap, chrome ladder style central heating radiator, double shower cubicle with mains fed overhead shower and showerhead attachment, glass shower screen, wet wall panelled.

SUMMER HOUSE

9'8" x 19'6" [2.95m x 5.96m]

Access through a set of double glazed double doors, currently used as a bar. Has power and light throughout.

OUTSIDE

To the front of the property there is a block paved driveway which provides off road parking for two to three vehicles, pebbled area and wall and timber fence to one side. To the rear of the property there is a low maintenance rear garden which encourporates artificial lawn with a resin patio area, perfect for entertaining purposes. Fully enclosed by walls and timber fencing and provides access to the timber built summer house.



COUNCIL TAX BAND

The council tax band for this property is D.

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.