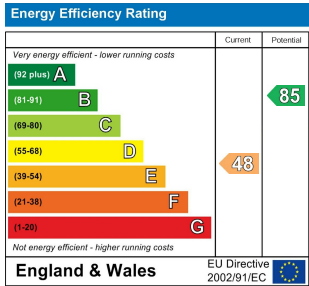


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



1 Carlton Street, Normanton, WF6 2EH

For Sale Freehold Offers In The Region Of £118,000

A well proportioned traditional end of terrace house situated on the fringe of the town centre within very easy reach of a broad range of facilities.

With sealed unit UPVC double glazed windows and a gas fired central heating system, this well proportioned and comfortable home is approached from the front into a good sized living room that has a feature fire place. The inner hallway then leads through into a separate dining room to the rear which in turn leads through into a modern fitted kitchen. To the front of the first floor is a double bedroom with a further occasional double bedroom to the rear, through which the bathroom is accessed. Outside, the property has a buffer style garden to the front as well as a larger paved garden area to the rear.

The property is situated in this popular residential area on the fringe of the town centre within easy reach of bus routes, shops, schools and recreational facilities. Normanton itself has it's own railway system and ready access to the national motorway network.



ACCOMMODATION

LIVING ROOM

12'1" x 11'1" [3.7m x 3.4m]

Tall window, UPVC double glazed front entrance door, double central heating radiator, feature fireplace with a living flame coal effect gas fire.

INNER HALLWAY

Stairs to the first floor.

DINING ROOM

12'1" x 11'9" [3.7m x 3.6m]

UPVC double glazed window to the rear, central heating radiator, fitted gas fire, useful understairs storage.

KITCHEN

11'1" x 6'6" [3.4m x 2.0m]

UPVC double glazed windows to the side and rear, external door to the side. Fitted with a lovely range of cream fronted wall and base units with laminate worktops and matching splashbacks, incorporating a stainless steel sink unit. Stainless steel gas hob with glazed splashback and filter hood over, built in oven, space for a tall fridge freezer, space and plumbing for a washing machine and kick space heater.



BEDROOM ONE

12'1" x 11'1" [3.7m x 3.4m]

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



OCCASIONAL BEDROOM

11'9" x 11'9" [3.6m x 3.6m]

UPVC double glazed window to the rear, central heating radiator, two fitted wardrobes with matching cupboards.



BATHROOM

10'9" x 6'2" [3.3m x 1.9m]

UPVC double glazed window to the rear, tiled walls and floor, fitted with a three piece white and chrome suite comprising of a panelled bath with electric shower over, pedestal wash basin, low suite W.C.. Built in airing cupboard, ladder style heated towel rail.



OUTSIDE

To the front the property has a buffer style garden whilst round to the rear there is a much larger paved garden area enclosed by a garden fence.



PLEASE NOTE

The central heating system functions to warm all of the radiators but at present has a fault which prevents it from heating the domestic hot water. The vendor has advised that this does not affect the functioning of the bathroom shower. Further details are available on request.

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.