



WAKEFIELD
01924 291 294

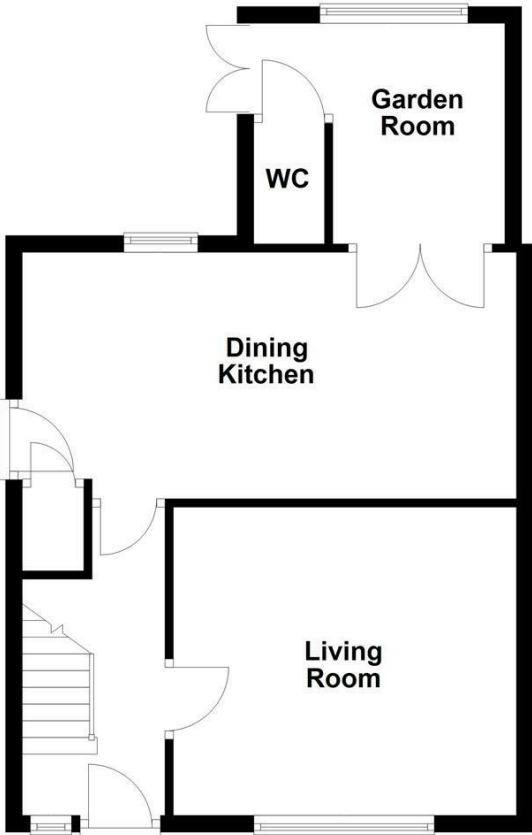
OSSETT
01924 266 555

HORBURY
01924 260 022

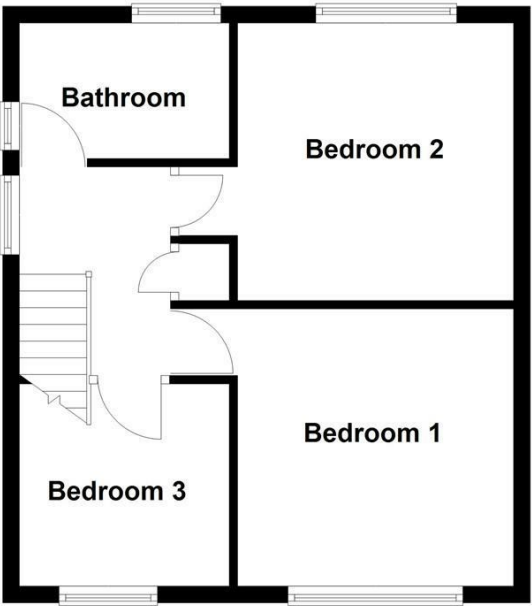
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

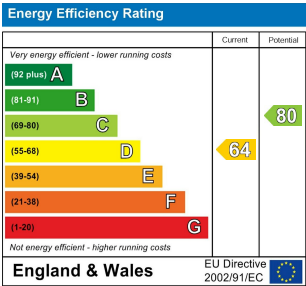


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



38 Hawthorne Mount, Normanton, WF6 1LA

For Sale Freehold £175,000

Extended to the rear, a three bedroomed semi-detached house set in this popular residential area with an easy reach of local facilities.

With a gas fired central heating system and sealed unit UPVC double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a good sized living room that has a feature fireplace. Spanning the rear of the house there is a good sized dining kitchen fitted with a good range of units with provision for a range style cooker and French doors that lead out into a separate garden room and a downstairs W.C..

To the first floor there are two double bedrooms plus a further single bedroom all served by a well proportioned family bathroom. Outside, to the front the property has block paved driveway parking as well as a neat lawned garden whilst round to the rear there is a large garden laid mainly to lawn with a paved sitting area as well as a summer house.

The property is situated in this popular residential area on the southern fringe of Normanton town centre within easy reach of a good range of local shops, schools and recreational facilities. A wider range of amenities are available in the nearby town centre of Normanton which also has its own railway station and ready access to the national motorway.



ACCOMMODATION

RECEPTION HALL

11'1" x 5'6" [3.4m x 1.7m]

UPVC double glazed composite front entrance door with side screen, central heating radiator and stairs to the first floor.

LIVING ROOM

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

UPVC double glazed window to the front, central heating radiator, feature fireplace with marble inserted half housing an electric fire.

DINING KITCHEN

19'8" x 9'6" [max] [6.0m x 2.9m [max]]

UPVC double glazed window overlooking the back garden, stable style external door to the side. In the kitchen area there is a good range of white fronted wall and base units with contrasting dark laminate worktops incorporating an acrylic sink unit. Provision for a range style cooker with stainless steel hood over, space and plumbing for a washing machine and space for a tall fridge freezer. Adjoining dining area with matching cupboards and worktop to the kitchen, double central heating radiator, double doors through to the garden room.



GARDEN ROOM

9'10" x 8'10" [max] [3.0m x 2.7m [max]]

UPVC double glazed window overlooking the back garden, double UPVC double glazed French doors. Double central heating radiator.



DOWNSTAIRS W.C.

3'11" x 2'7" [1.2m x 0.8m]

Fitted with a low suite W.C. and pedestal wash basin. Extractor fan.

FIRST FLOOR LANDING

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

BEDROOM ONE

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

UPVC double glazed window to the front, central heating radiator, laminate flooring and double fronted fitted wardrobe.



BEDROOM TWO

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

UPVC double glazed window overlooking the back garden, central heating radiator, laminate flooring.



BEDROOM THREE

8'6" x 7'10" [2.6m x 2.4m]

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

BATHROOM

8'6" x 5'6" [2.6m x 1.7m]

UPVC double glazed frosted windows to the rear and side, fitted with a 3 piece white and chrome suite comprising of a P-shaped shower bath with electric shower over and curved glazed screen, wall mounted wash basin and low suite W.C.. Part tiled walls, heated towel rail and extractor fan.



OUTSIDE

To the front the property has a block paved parking area as well as a lawned garden with shrub borders. To the rear of the house there is a garden laid mainly to lawn with a paved patio sitting area as well as a good sized wooden summer house.



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.