



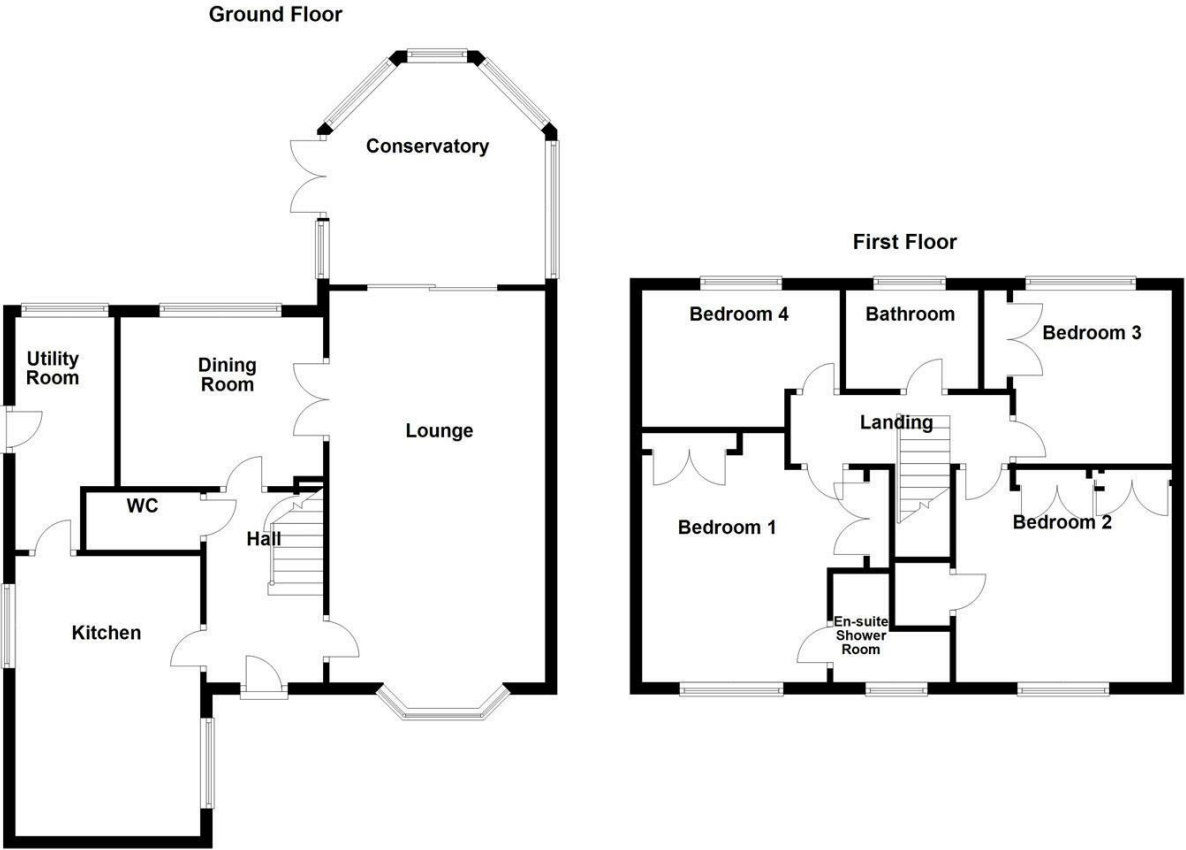
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01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



18 Gleneagles Drive, Normanton, WF6 1WD

For Sale Freehold £360,000

Sitting on a substantial plot is this four bedroom detached property benefitting from en suite to the main bedroom double garage and attractive rear garden.

The property briefly comprises of the entrance hall, lounge, dining room, conservatory, kitchen with utility room and downstairs w.c. The first floor landing leads to four bedrooms (main bedroom with en suite facilities) and modern house bathroom. Externally the property has an attached double garage, driveway parking for two vehicles and attractive garden to the rear with paved patio.

The property is ideally placed for all local shops and amenities that Normanton has to offer, it is also ideally placed for the motorway network, for those looking to commute further afield.

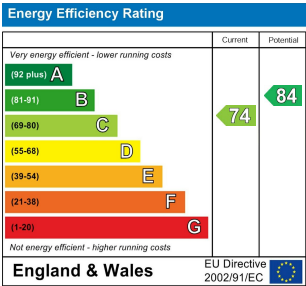
This property would make a fantastic family home and a viewing is highly recommended.

**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.





ACCOMMODATION

ENTRANCE HALL

Front entrance door, stairs to the first floor landing with understairs storage and doors to the downstairs w.c., kitchen, lounge and dining room.

W.C.

Two piece suite comprising pedestal wash hand basin and low flush w.c. Central heating radiator.

LOUNGE

21'7" x 11'9" [6.60m x 3.60m]  
UPVC double glazed bay window to the front elevation, two central heating radiators, sliding patio door through to the conservatory, double doors through to the dining room and feature gas fireplace with marble hearth and surround.



DINING ROOM

10'11" x 9'4" [3.35m x 2.85m]  
UPVC double glazed window to the rear elevation, central heating radiator and door to the hallway.



CONSERVATORY

11'7" x 10'5" [3.55m x 3.18m]  
UPVC double glazed windows to the side, rear and side, French doors to the rear garden, electric panelled heater and wood effect laminate flooring.



KITCHEN

15'5" x 10'0" [4.70m x 3.05m]  
Range of wooden wall and base units with laminate work surface over, stainless steel sink and drainer unit, space for a fridge/freezer, integrated oven with gas hob and cooker hood. UPVC double glazed windows to the sides, central heating radiator and door to the utility room.

UTILITY ROOM

12'8" x 5'6" [3.88m x 1.68m]  
Range of base units with laminate work surface over, stainless steel sink and drainer unit, plumbing for a washing machine and dryer. UPVC double glazed window to the rear elevation, UPVC side door and central heating radiator.

FIRST FLOOR LANDING

Doors to four bedrooms and bathroom.

BEDROOM ONE

13'9" x 11'9" [4.20m x 3.60m]  
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'11" [max] [1.96m x 1.82m [max]]  
Shower cubicle with wall mounted shower, wash hand basin and low flush w.c. UPVC double glazed frosted window to the front elevation and central heating radiator.

BEDROOM TWO

11'9" x 12'1" [3.60m x 3.70m]  
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes/drawers and airing cupboard.



BEDROOM THREE

9'6" x 10'5" [2.90m x 3.20m]  
UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes/drawers and storage.

BEDROOM FOUR

7'6" x 10'9" [2.3m x 3.3m]  
UPVC double glazed window to the rear elevation, central heating radiator and fitted drawers/shelves/desk.

BATHROOM/W.C.

7'5" x 5'6" [2.27m x 1.70m]  
Modern three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front of the property is a double width driveway and lawned garden with attached double garage with electric roller door. A pathway to the side of the property leads to the enclosed rear garden with a large paved patio and attractive lawn with shrub borders.



COUNCIL TAX BAND

The council tax band for this property is E.

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.

EPC RATING

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