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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	



8 Meadow Brook Close, Normanton, WF6 1TG

For Sale Freehold £200,000

Situated on the outskirts of Normanton is this three bedroom semi detached bungalow benefitting from well proportioned accommodation, larger than average gardens and generous sized garage with car port.

The property briefly comprises of the porch, entrance hall, living room, conservatory, kitchen, bathroom/w.c. and three bedrooms. Outside to the front is a low maintenance garden with artificial lawn, a paved pathway leading to the front door and paved driveway for two vehicles leading to the car port with swing gate leading to the garage. To the rear is a larger than average garden incorporating artificial lawn with paved features, mature trees and fully enclosed by timber fencing.

Normanton is ideal for a range of buyers as it is aptly placed for all local amenities including shops and schools. Normanton town centre is only a short distance away with its own supermarket and railway station. For those looking to commute further afield, the M62 is nearby.

Only a full internal inspection will reveal all that's on offer and an early viewing comes highly advised to avoid any disappointment.



ACCOMMODATION

PORCH

Entrance door, fitted storage unit, frosted double glazed window panes to the side and door to the entrance hall.

ENTRANCE HALL

Spotlights to the ceiling, central heating radiator, loft access and doors leading to the living room, three bedrooms, the bathroom and an opening into the kitchen. Access to two storage cupboards.

LIVING ROOM

9'10" x 17'3" [3.0m x 5.26m]

UPVC double glazed window to the front, central heating radiator, a set of double doors leading to the conservatory and gas fireplace with marble hearth, surround and mantle.



CONSERVATORY

12'1" x 8'5" [max] x 3'5" [min] [3.7m x 2.59m [max] x 1.05m [min]]

Surrounded by UPVC double glazed partially frosted windows and a set of UPVC double glazed French doors to the rear garden.



KITCHEN

10'0" x 5'6" [3.06m x 1.69m]

Range of wall and base units with wooden work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with partial stainless steel splash back and extractor hood above. Space for an under counter fridge/freezer, UPVC double glazed window to the front and spotlights to the ceiling.



BATHROOM/W.C.

8'9" x 5'6" [2.67m x 1.68m]

UPVC double glazed frosted window to the front, extractor fan, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap. Separate shower cubicle with overhead shower and shower screen.



BEDROOM ONE

10'2" x 12'5" [3.11m x 3.8m]

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



BEDROOM TWO

7'8" x 8'1" [2.35m x 2.47m]

UPVC double glazed window to the side and central heating radiator.

BEDROOM THREE

8'1" x 6'0" [2.47m x 1.84m]

Central heating radiator, UPVC double glazed window to the rear and access to a storage cupboard.

OUTSIDE

To the front of the property there is a low maintenance artificial lawned garden and paved pathway leading to the front door. To the side, a paved driveway provides off road parking leading to the car port with swing gate and plumbing for a washing machine. The driveway providing access to the garage. There is a larger than average rear garden incorporating an artificial lawn with paved features, ideal for outdoor dining and entertaining, pebbled and hedged areas with mature trees and fully enclosed by timber fencing.



GARAGE

27'11" x 9'7" [8.52m x 2.94]

Four UPVC double glazed windows to the rear garden and an opening through to the extended area.

GARAGE EXTENSION

6'9" x 7'4" [2.07m x 2.25m]

Two UPVC double glazed windows to the garden and rear.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.