

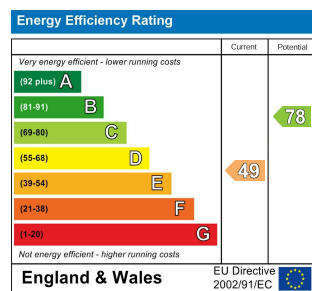


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



53 Princess Street, Normanton, WF6 1AB

For Sale Freehold £140,000

Situated on the fringe of Normanton town centre is this extended two bedroom end terrace property benefitting from well proportioned accommodation and an attractive enclosed rear garden.

The property is accessed to the front into the living room with access into the kitchen with separate utility room and bathroom/w.c. The first floor landing leads to two double bedrooms. Outside to the front is on street permit parking. To the rear is a low maintenance tiered garden, mainly artificially lawned, ideal for outdoor dining incorporating concrete areas, and fully enclosed by timber fencing.

Well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

13'4" x 11'9" [max] x 10'6" [min] [4.07m x 3.6m [max] x 3.21m [min]]

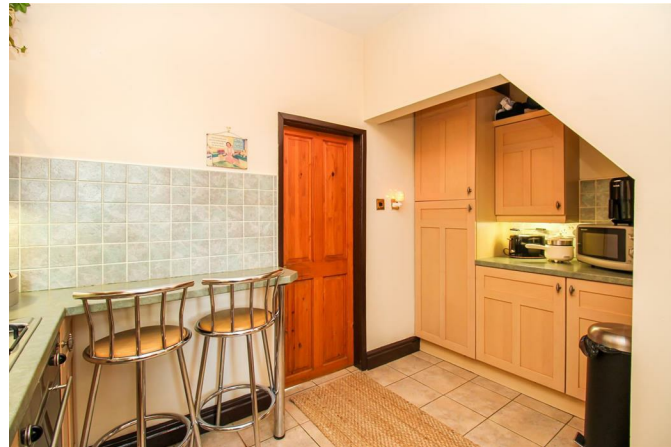
Composite front entrance door. Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the front and electric fireplace with exposed stone surround and wooden mantle.



KITCHEN

8'11" x 11'9" [max] x 7'9" [min] [2.72m x 3.6m [max] x 2.38m [min]]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood. Integrated fridge/freezer, integrated dishwasher, breakfast bar with laminate work surface over, kickboard heating, spotlights, UPVC double glazed window to the rear, stairs to the first floor landing and door through to the utility.



UTILITY

3'1" x 6'1" [0.95m x 1.86m]

Laminate work surface over with space and plumbing for a washing machine. UPVC double glazed door to the rear, door through to the bathroom.

BATHROOM/W.C.

5'6" x 6'2" [1.7m x 1.89m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. UPVC double glazed frosted window to the side, coving to the ceiling and central heating radiator.



FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM ONE

13'5" x 11'9" [max] x 10'11" [min] [4.1m x 3.6m [max] x 3.33m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling rose and range of fitted wardrobes and storage space.



BEDROOM TWO

9'0" x 9'1" [2.75m x 2.77m]

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



OUTSIDE

To the front is on street permit parking. To the rear is a low maintenance tiered garden, mainly artificially lawned, ideal for outdoor dining incorporating concrete areas, and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.