

**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.



|                                   |   |                                 |
|-----------------------------------|---|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 7 Meadow Brook Court, Normanton, WF6 1TQ

### For Sale Freehold £190,000

Introducing to the market this spacious two bedroom semi detached property nestled in the sought after location of Normanton boasting close to local amenities and motorway links.

The property briefly comprises of entrance hall, open plan lounge/diner with separate kitchen. The first floor landing leads to two double bedrooms and three piece house bathroom. Outside to the front is a lawned garden with driveway leading to the detached brick built garage. To the rear elevation there is a large patio area with steps up to a generous lawned garden, enclosed by timber fencing.

The property would be perfect for the first time buyer, couple or growing family this property is offered to the market with vacant possession and no chain, with the potential to modernise. A viewing comes highly recommended to appreciate the accommodation on offer.





## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, stairs to the first floor landing and door to the living room.

### LIVING ROOM

15'2" x 9'4" [4.63m x 2.85m]

Central heating radiator, UPVC double glazed bay window to the front elevation and gas fireplace with feature tiled surround.



### DINING ROOM

7'0" x 12'8" [2.14m x 3.88m]

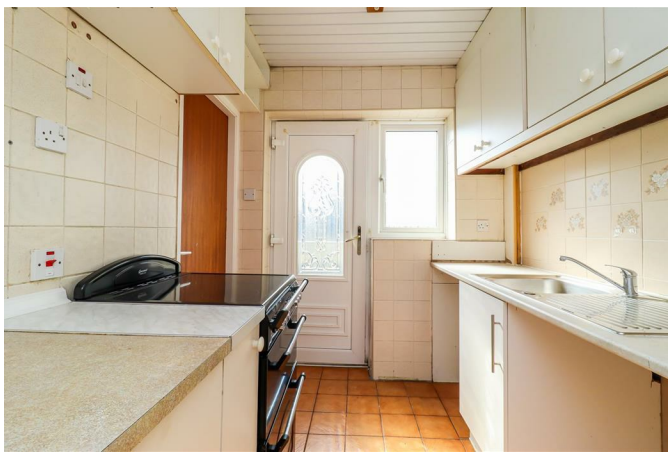
Central heating radiator, UPVC double glazed window to the rear elevation, understairs storage and door to the kitchen.



### KITCHEN

9'3" x 6'4" [2.83m x 1.94m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher. Space for a cooker with four ring gas hob, UPVC double glazed window and partially frosted door to the rear elevation. Tiled walls and floor.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, doors to two bedrooms and bathroom.

### BEDROOM ONE

13'1" x 13'8" [4.0m x 4.18m]

Two central heating radiators, UPVC double glazed windows to the front elevation, fitted wardrobes and loft access.



### BEDROOM TWO

8'10" x 8'0" [2.70m x 2.46m]

Central heating radiator, UPVC double glazed window to the rear elevation and a range of fitted wardrobes.



### BATHROOM/W.C.

5'5" x 5'0" [1.66m x 1.53m]

Low flush w.c., pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear elevation and central heating radiator.



### OUTSIDE

To the front is a paved pathway to the front door with lawned garden and driveway leading to the detached garage [5.04m x 2.58m] with manual up and over and power. There is a personnel door to the garage from the garden area. To the rear is a patio area with steps leading to a good sized lawned garden, enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.