



WAKEFIELD  
01924 291 294

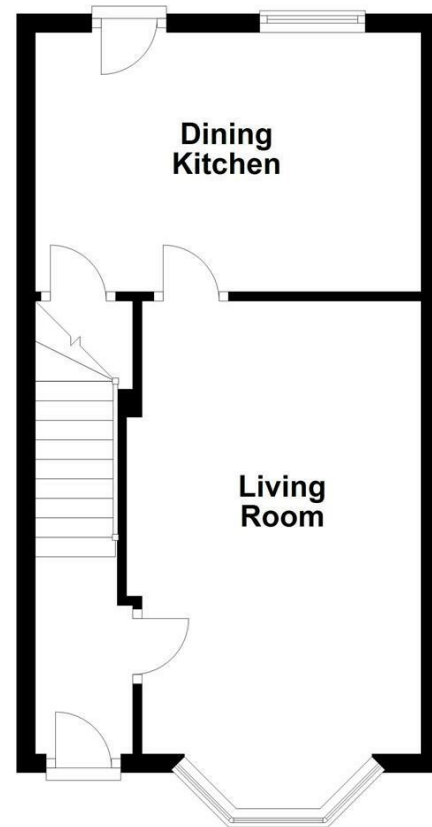
OSSETT  
01924 266 555

HORBURY  
01924 260 022

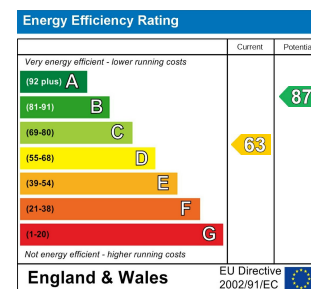
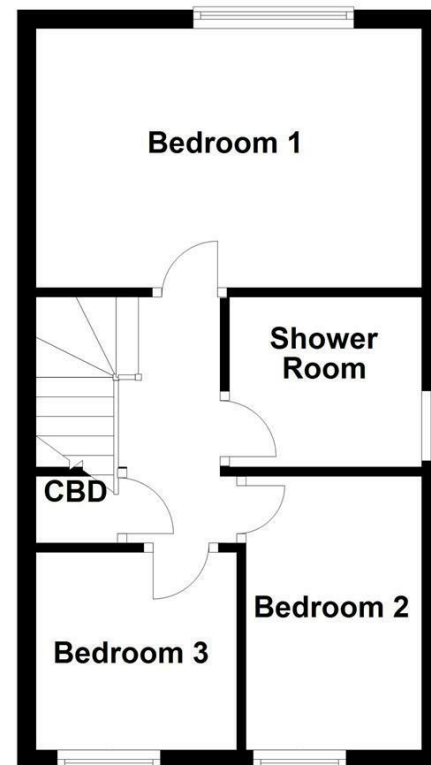
NORMANTON  
01924 899 870

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.



**23 Shaw Close, Normanton, WF6 2TR**

**For Sale Freehold £185,000**

Tucked away in a cul-de-sac location, a three bedroomed semi detached house with driveway parking and garage.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hallway that leads through into a well proportioned living room with feature fireplace and splay bay window to the front. Spanning the rear of the house is a dining kitchen with a good range of units and door and window out to the back garden. To the first floor the principal bedroom is of good proportions overlooking the back garden with two further bedrooms to the front and a re-fitted family shower room. Outside, the property has gardens to both the front and rear, as well as driveway parking leading up to a single garage.

The property is situated towards the head of a cul-de-sac in this well regarded residential area on the fringe of the town centre. Normanton itself offers a good range of shops, schools and recreational facilities, as well as having its own railway station and ready access to the national motorway network.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator and stairs to the first floor.

### LIVING ROOM

16'0" x 9'10" [4.9m x 3.0m]

Splay bay window to the front, double central heating radiator and feature fitted gas fire.



### DINING KITCHEN

13'9" x 9'2" [4.2m x 2.8m]

Range of fitted wall and base units with laminate

work surface over and tiled splash backs incorporating composite sink unit. Slot in point for a gas cooker with filter hood over, space and plumbing for a washing machine and space for a tall fridge/freezer. Wall mounted gas fired central heating boiler, central heating radiator, useful understairs store, window and external door to the rear.



### FIRST FLOOR LANDING

Loft access point and overstairs airing cupboard housing the insulated hot water cylinder.

### BEDROOM ONE

13'9" x 9'2" [4.2m x 2.8m]

Window overlooking the back garden and central heating radiator.



### BEDROOM TWO

10'2" x 6'2" [3.1m x 1.9m]

Window to the front and central heating radiator.



### BEDROOM THREE

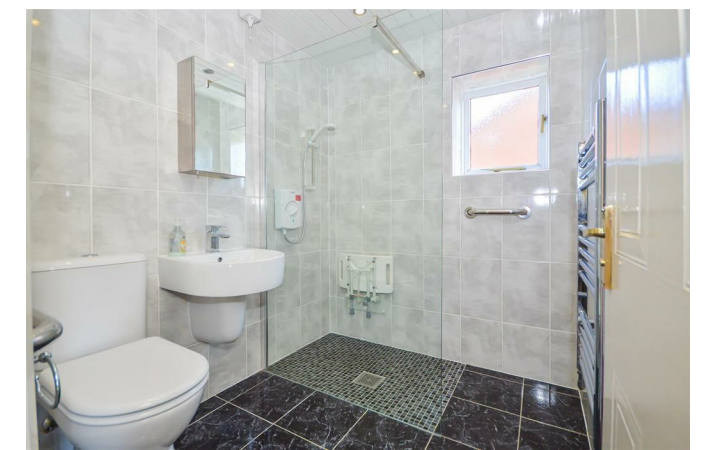
7'2" x 6'10" [2.2m x 2.1m]

Window to the front and central heating radiator.

### SHOWER ROOM/W.C.

6'7" x 8'10" [2.01m x 2.71m]

Re-fitted to a good standard with wet style room style shower with glazed screen, wall mounted wash basin and low suite w.c. Tiled walls and floor, chrome ladder heated towel rail, UPVC double glazed frosted window to the side and extractor fan.



## OUTSIDE

To the front the property has a lawned garden with well stocked borders. A driveway provides off street parking spaces and passes the side of the house round to the rear where there is a detached single garage. To the rear there is a further lawned garden with a small paved patio sitting area and further stocked beds and borders.



## 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.