



WAKEFIELD  
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OSSETT  
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HORBURY  
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01977 798 844

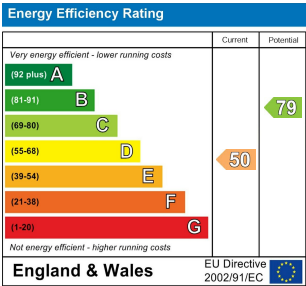


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 1 The Mount, Normanton, WF6 1NU

### For Sale Freehold £395,000

A large period family home refurbished to an excellent standard, offering four bedroom, two bathroom accommodation and spanning approximately 180sqm (2,000sqft), tucked away in an enviable position on the fringe of Normanton town centre and accessed via a private road.

Combining contemporary style with retained period charm, this impressive home features high ceilings with original coving, high skirting boards, and original internal doors that have been fire proofed. It benefits from a full rewire, a gas central heating system with a boiler under a 10-year warranty, and double glazed windows throughout. This expansive family home has been finished to a contemporary style whilst retaining some lovely period features to create a stunning family home. The front door opens into a welcoming reception hall that has a stained glass original door through to a useful understairs store. The main living room is of fine proportions overlooking the front of the property with a mullioned window. Whilst to the rear there is a modern style living dining kitchen, fitted to an excellent standard with quality integrated appliances and French doors out to the back garden. A downstairs toilet and separate boiler room complete the ground floor accommodation. To the first floor there are two very large double bedrooms, plus a further single bedroom, all served by a family bathroom that has been re-fitted to an excellent standard with a four piece suite. The top floor is devoted to a further bedroom suite with a large attic style bedroom with access to eaves storage and linen cupboards, as well as a separate study and shower room. Outside, the property has parking spaces to the front, as well as a wrap around lawned garden with sheltered patio to the rear.

The property is situated in this back water position within easy reach of the broad range of shops, schools and recreational facilities offered by the town centre of Normanton. Normanton has its own railway station and ready access to the national motorway network.





ACCOMMODATION

RECEPTION HALL

17'8" x 7'2" [5.4m x 2.2m]  
Composite front entrance door, luxury vinyl tile flooring, double central heating radiator and stairs to the first floor with useful understairs store which in itself has a window overlooking the garden and accessed via period door with stained glass feature.



LIVING ROOM

17'8" x 14'1" [5.4m x 4.3m]  
Mullioned window to the front, luxury vinyl tile flooring, ornate plaster features to the ceiling, former fireplace and double central heating radiator.



DINING AREA

15'1" x 13'5" [4.6m x 4.1m]  
A large family area with two vertical central heating radiators, luxury vinyl tile flooring, provision for a wall mounted television and double French doors out to the rear. Archway through to the adjoining kitchen.

KITCHEN

11'5" x 10'2" [3.5m x 3.1m]  
Fitted to a lovely standard with a contemporary style range of modern units with solid wood butchers block work surface with matching upstands and windowsill. Inset stainless steel sink unit, four ring Zanussi induction hob with glazed splash back and filter hood over. Twin built in Zanussi ovens, integrated dishwasher and full height integrated fridge and separate freezer, alongside a matching larder cupboard. Space and plumbing for a washing machine and tumble dryer. Luxury vinyl tile flooring.

W.C.  
5'6" x 4'11" [1.7m x 1.5m]  
Frosted window to the side and low suite w.c. with integral wash basin. Luxury vinyl tile flooring.

BOILER ROOM

4'11" x 2'11" [1.5m x 0.9m]  
Wall mounted Baxi combination central heating boiler and chrome ladder style heated rail, ideal for airing linen.

FIRST FLOOR LANDING

BEDROOM ONE

16'0" x 14'1" [4.9m x 4.3m]  
Mullioned window to the front, contemporary panelled wall and central heating radiator.



BEDROOM TWO

15'1" x 13'5" [4.6m x 4.1m]  
Contemporary style panelled wall, central heating radiator and window to the rear.

BEDROOM THREE

7'2" x 7'2" [2.2m x 2.2m]  
Window to the front and central heating radiator.

BATHROOM/W.C.

11'5" x 9'6" [3.5m x 2.9m]  
A large family bathroom fitted with a four piece suite comprising freestanding bath, corner shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and floor. Chrome ladder style heated towel rail and extractor fan.



SECOND FLOOR LANDING

Mullioned window to the side.

STUDY  
6'2" x 5'6" [min] [1.9m x 1.7m [min]]  
Window to the stairwell.

BEDROOM FOUR

21'11" x 13'5" [max] [6.7m x 4.1m [max]]  
Windows to the front, double central heating radiator and contemporary style panelled wall. Built in eaves storage cupboard and separate linen cupboard.

SHOWER ROOM/W.C.

9'6" x 6'6" [2.9m x 2.0m]  
Fitted with a three piece white and chrome contemporary suite comprising corner shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and tiled floor. Chrome ladder style heated towel rail, extractor fan, illuminated mirror and access to the eaves storage void.

OUTSIDE

To the front the property has allocated parking spaces and a hand gate that leads to the main gardens. The main gardens are situated to the side of the house with an expansive lawn with mature specimen trees and well stocked shrub borders. The gardens extend round to the rear of the house where there there is a sheltered patio area and a built in garden store.



COUNCIL TAX BAND

The council tax band for this property is D.

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.