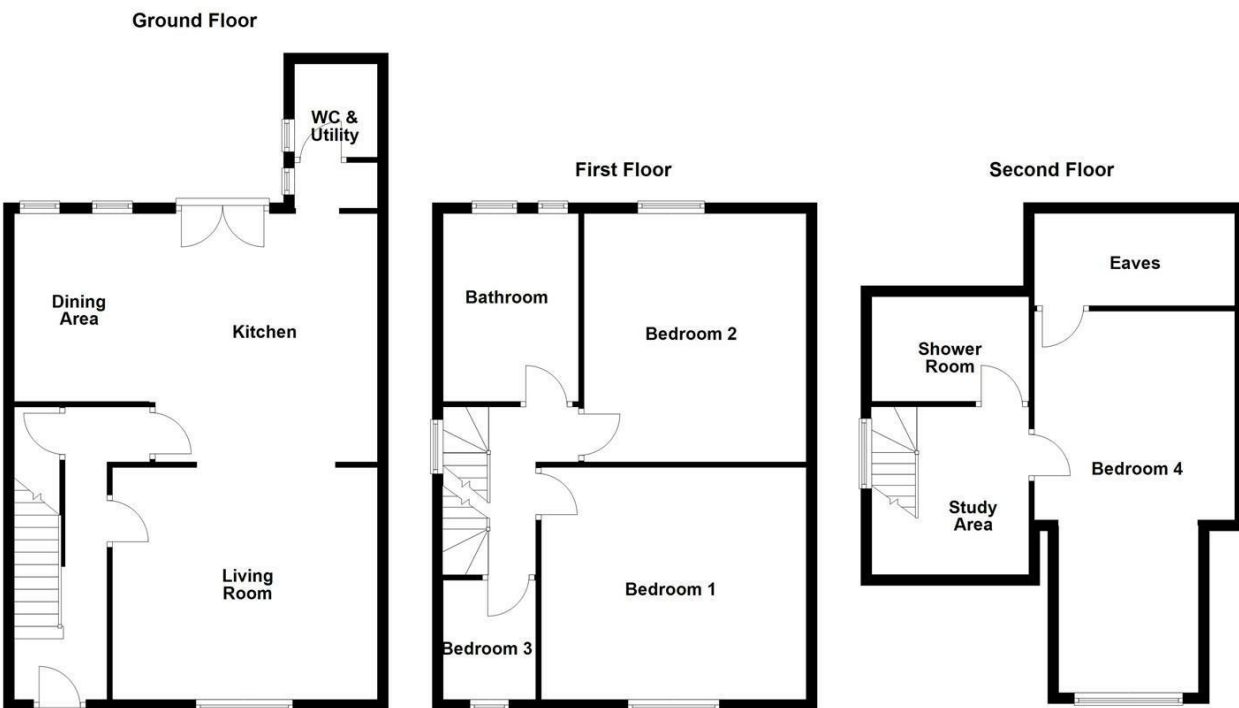


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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2 The Mount, Normanton, WF6 1NU

For Sale Freehold Offers Over £375,000

Refurbished to impressive exacting standards throughout, this extremely spacious four bedroom semi detached period home offers approximately 180sqm (2,000sqft) of accommodation and is tucked away in a backwater position, accessed via a private road, yet within very easy reach of all town centre facilities in Normanton.

With a gas fired central heating system and sealed unit double glazed windows, the property has undergone a comprehensive refurbishment that thoughtfully combines contemporary style with elegant period features. These include high ceilings with original coving, high skirting boards, and original internal doors which have been fire proofed. The home also benefits from a full electrical rewire and a newly installed boiler with a 10-year warranty.

With a gas fired central heating system and sealed unit double glazed windows, this substantial period family home has undergone a comprehensive refurbishment which thoughtfully combines the period elegance of this fine building with contemporary style. A welcoming reception hall leads through into a fine sized living room which has a mullioned window to the front and a former fireplace. An archway then leads through into a contemporary style dining kitchen, fitted to an impressive standard with butchers block solid work surfaces, quality integrated appliances and French doors through to the back garden. A separate utility area to the rear leads through into a downstairs toilet. The first floor presents two large double bedrooms, plus a further single bedroom and a particularly well appointed family bathroom. The second floor then presented a further large bedroom suite with a useful study area on the landing, leading through into a large top floor bedroom with eaves storage cupboard and separate shower room, finished to a high standard. Outside, the property has parking spaces to the front and a garden fenced for privacy which has a lawned garden that passes round the side of the house to the rear where there is a sheltered patio sitting area and useful outside store.

The property is situated in a back water position on the fringe of the town centre of Normanton. 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.

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ACCOMMODATION

RECEPTION HALL

17'4" x 6'10" [5.3m x 2.1m]

Composite front entrance door, luxury vinyl tile flooring, stairs to the first floor, double central heating radiator and beautiful understairs store.

LIVING ROOM

16'0" x 14'1" [4.9m x 4.3m]

Mullioned window to the front, central heating radiator, luxury vinyl tile flooring and feature former fireplace with a tiled insert and hearth. Archway through to the adjoining dining kitchen.



KITCHEN

15'1" x 13'5" [4.6m x 4.1m]

Designed in a lovely contemporary style with a good range of

modern fitted units with solid wood butchers block style work surface incorporating acrylic sink unit with twin built in ovens, integrated microwave and full height larder style fridge and separate freezer. Integrated dishwasher, matching larder style cupboard and island unit incorporating four ring ceramic hob with integrated downdraft air filter. French doors to the back garden and luxury vinyl tile flooring.

DINING AREA

11'5" x 8'2" [3.5m x 2.5m]

Two vertical contemporary style central heating radiators, luxury vinyl tile flooring and two tall windows to the back garden.

UTILITY ROOM

4'11" x 2'7" [1.5m x 0.8m]

Matching cupboard arrangement with stackable 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]

Fitted with a quality two piece white and chrome suite comprising low flush w.c. with concealed cistern and wall mounted wash basin with drawer under. Frosted window to the side, extractor fan, luxury vinyl tile flooring and chrome ladder style heated towel rail.

FIRST FLOOR LANDING

Staircase to the second floor and window to the side.

BEDROOM ONE

16'0" x 14'1" [4.9m x 4.3m]

Mullioned window to the front, central heating radiator and feature former fireplace with cast iron surround.



BEDROOM TWO

15'1" x 13'5" [4.6m x 4.1m]

A second large double bedroom with central heating radiator, window to the rear and former fireplace with cast iron surround.

BEDROOM THREE

7'2" x 7'2" [2.2m x 2.2m]

Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

11'5" x 9'6" [3.5m x 2.9m]

A large and particularly well appointed family bathroom fitted with a four piece suite comprising freestanding bath, separate shower cubicle with large glazed screen and twin head shower, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and floor. Chrome ladder style heated towel, illuminated mirror and extractor fan. Two frosted windows to the rear and shadow line lighting.



SECOND FLOOR LANDING

10'2" x 9'6" [3.1m x 2.9m]

A large landing/study area with mullioned window to the side.

BEDROOM FOUR

22'7" x 13'5" [max] [6.9m x 4.1m [max]]

A large attic bedroom with two windows to the front, double central heating radiator and eaves storage cupboard.

SHOWER ROOM/W.C.

9'6" x 6'2" [2.9m x 1.9m]

Fitted with a lovely contemporary style white and chrome three piece suite comprising corner shower cubicle with glazed screen and twin head shower, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail, extractor fan, part tiled walls and floor. Access to the eaves storage void.



OUTSIDE

The property has parking spaces to the front and a garden fenced for privacy which has a lawned garden that passes round the side of the house to the rear where there is a sheltered patio sitting area and useful outside 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.