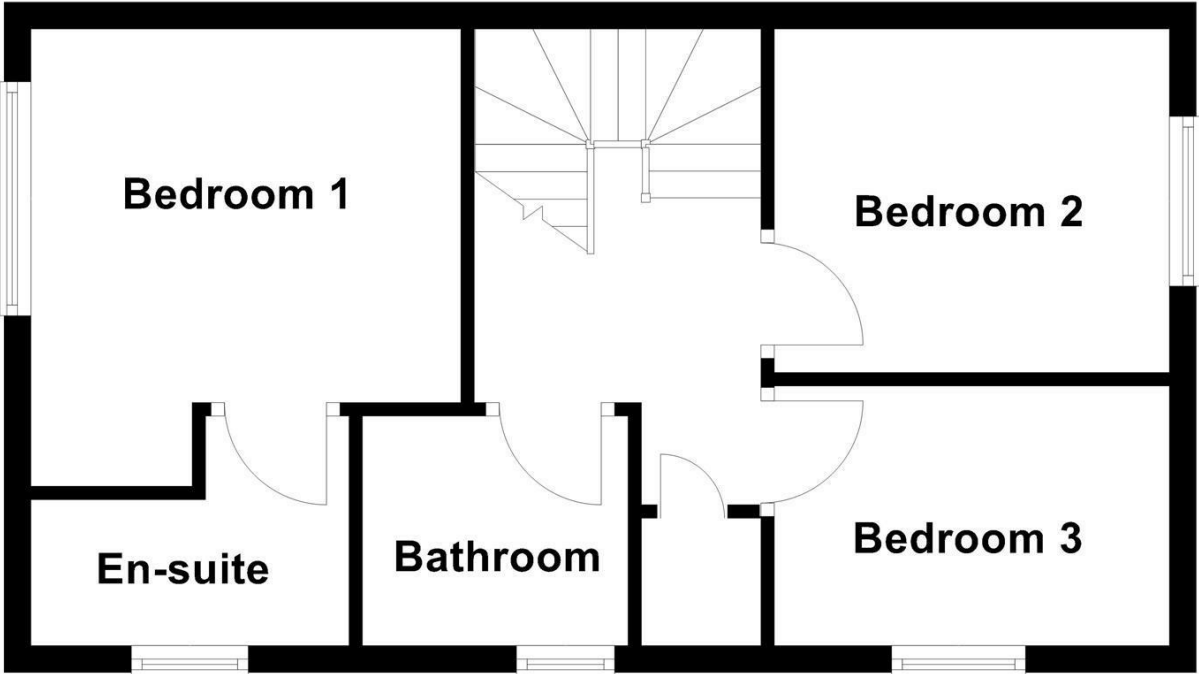


First Floor

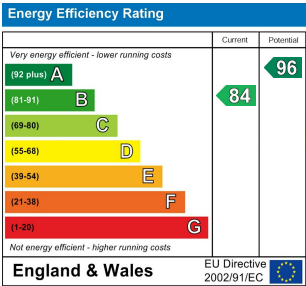


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 Hawthorne Street, Normanton, WF6 2FW
For Sale Freehold £235,000

A deceptively well proportioned three bedroomed semi detached house of an interesting double fronted design with an en suite to the main bedroom, good sized garden to the side and tandem parking spaces.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious home is presented to a good standard and is approached via a welcoming central reception hall that has a guest toilet off to the rear. The main living room is of good proportions with a window to the front and additional French doors to the side garden. The dining kitchen is a generous size, fitted to a good standard with integrated appliances. To the first floor the main bedroom has fitted wardrobes and an en suite shower room with the two further well proportioned bedrooms being served by the family bathroom. Outside, the property has a small neat garden to the front, together with a much larger garden to the side with an artificial lawn and paved sitting area. Beyond the garden there are tandem parking spaces.

The property is situated in this popular residential area forming part of this well regarded new development on the fringe of the town centre. A good range of local facilities are close at hand with a broad range of amenities available in the nearby town centre which has a wide range of shops, schools and recreational facilities, as well as a railway station and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

Panelled front entrance door, double central heating radiator, dado panelling to the walls, built in meter cupboard and door to the guest toilet.

W.C.

5'2" x 3'7" [1.6m x 1.1m]

Low suite w.c., pedestal wash basin, central heating radiator and extractor fan.

LIVING ROOM

15'1" x 10'5" [4.6m x 3.2m]

Window to the front, French doors to the garden to the side and central heating radiator.



DINING KITCHEN

15'1" x 9'10" [4.6m x 3.0m]

Windows to both the front and side. Kitchen fitted with a lovely range of modern wall and base units with laminate work surface incorporating stainless steel sink unit and four ring ceramic hob with glazed splash back and filter hood over. Built in oven and grill, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Matching cupboard housing the Ideal Logic combination gas fired central heating boiler.



FIRST FLOOR LANDING

Spacious landing with loft access point and built in linen cupboard.

BEDROOM ONE

10'5" x 9'2" [3.2m x 2.8m]

Window to the side, central heating radiator, built in double fronted wardrobe and connecting door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

7'10" x 5'6" [max] [2.4m x 1.7m [max]]

Fitted with a three piece white and chrome suite comprising shower cubicle with glazed screen, wall mounted wash basin and low suite w.c. Frosted window to the front, part tiled walls, chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO

9'10" x 8'6" [3.0m x 2.6m]

Window to the side and central heating radiator.



BEDROOM THREE

9'10" x 6'2" [3.0m x 1.9m]

Window to the front and central heating radiator.

BATHROOM/W.C.

6'6" x 5'6" [2.0m x 1.7m]

Fitted with a three piece white and chrome suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Part tiled walls, frosted window to the front, chrome ladder style heated towel rail and extractor fan.



OUTSIDE

The principal gardens lie to the side of the house where there is a good sized stone paved patio sitting area and long artificial lawn with a hand gate out to the side. Beyond the gardens are private tandem parking spaces.



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.