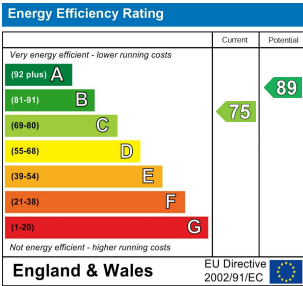


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



11 Kingfisher Court, Normanton, WF6 1ZW

For Sale Freehold £230,000

Tucked away in an enviable cul-de-sac position and extended to the rear with a good sized back garden with southerly aspect, a three bedroom semi detached house within easy reach of local facilities.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room overlooking the front of the house. To the rear there is a kitchen fitted with a good range of units with integrated appliances and an archway that leads through into an adjoining separate dining room. Completing the ground floor accommodation is rear entrance porch and a downstairs w.c. To the first floor there are two double bedrooms plus a further single bedroom, all served by the family bathroom. Outside, the property has two side by side parking spaces to the front together with a small lawned front garden. Round to the rear there is a much larger garden with a paved patio sitting area, good sized lawn and pleasant southerly aspect.

The property is situated in this backwater position in a popular residential area within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton which has its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

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

LIVING ROOM

12'1" x 11'9" [max] [3.7m x 3.6m [max]]

Window to the front, central heating radiator and useful understairs store.



KITCHEN

11'5" x 9'10" [3.5m x 3.0m]

Fitted with a good range of grey fronted wall and base units with corian style work surface incorporating a sink unit and stainless steel four ring gas hob with filter hood

over. Built in oven and integrated microwave, integrated slimline dishwasher and integrated washing machine. Matching island unit with breakfast bar. Archway through to the adjoining dining room.

DINING ROOM

10'9" x 7'2" [3.3m x 2.2m]

Window to the side and French doors out to the back garden. Double central heating radiator.



SIDE ENTRANCE PORCH

4'7" x 3'3" [1.4m x 1.0m]

Panelled entrance door to the rear and central heating radiator.

W.C.

4'11" x 3'7" [1.5m x 1.1m]

Low suite w.c. and wall mounted wash basin.

FIRST FLOOR LANDING

Loft access point and built in airing cupboard over the stairs housing the insulated hot water cylinder.

BEDROOM ONE

11'1" x 8'6" [3.4m x 2.6m]

Window overlooking the back garden, central heating radiator and double fronted built in wardrobe.



BEDROOM TWO

9'6" x 8'6" [2.9m x 2.6m]

Window to the front, central heating radiator and built in wardrobe.



BEDROOM THREE

7'2" x 6'6" [2.2m x 2.0m]

Window overlooking the back garden 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. Frosted window to the front, part tiled walls, central heating radiator and extractor fan.



OUTSIDE

To the front the property has side by side parking spaces, as well as a neat lawned garden. A gated pathway passes the side of the house round to the rear where there is a paved patio sitting area and a good sized lawn, all with a pleasant southerly aspect.



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.