



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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|-----------------------------------|---|---------------------------------|
| WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022 |
| NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844 | |



4 Garden Street, Normanton, WF6 2AH

For Sale Freehold £150,000

A fantastic opportunity to purchase this well presented two bedroom semi detached house enjoying spacious living accommodation, single garage and enclosed low maintenance rear garden.

The property briefly comprises of the living room, inner hallway providing access down to two cellar rooms and modern fitted kitchen/diner. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is on street permit parking. Whilst to the rear is an enclosed garden with patio area and artificial lawn. The property also benefits from a single detached garage.

Normanton makes an ideal location for a range of buyers as it is aptly placed to local amenities such as good pubs, shops and schools. However, for those looking to work or commute further afield Normanton does have it own train station, is on local bus routes and is only a short distance from the M62 motorway.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

13'7" x 11'2" [4.16m x 3.42m]

UPVC front entrance door, UPVC double glazed window overlooking the front aspect, detailed ceiling rose, picture rail, dado rail, central heating radiator, built in TV station and an opening into the inner hallway.



HALLWAY

Door with stairs down to the cellar room, UPVC double glazed frosted window to the side aspect and door to the kitchen/diner.

CELLAR

6'11" x 14'7" [2.13m x 4.46m]

Fully Yorkshire stone flagged floor, timber single glazed window

to the front aspect, power and light within. An opening to a further cellar room.

KITCHEN/DINER

12'3" x 14'7" [3.74m x 4.46m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with swan neck mixer tap, space for an American style fridge/freezer, integrated oven and grill with four electric hobs and cooker hood. Pull out pantry cupboard drawers, dado rail, central heating radiator, UPVC double glazed window and UPVC door with sunlight above to the conservatory. Door with stairs to the first floor landing.

CONSERVATORY

6'7" x 14'2" [2.03m x 4.34m]

Set of UPVC double glazed French door to the rear garden with windows either side.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, doors to two bedrooms and house bathroom.

BEDROOM ONE

11'2" x 14'7" [3.42m x 4.45m]

UPVC double glazed window overlooking the front elevation, decorative Victorian fireplace with tiled interior, central heating radiator, picture rail and door providing access into a built in single wardrobe.



BEDROOM TWO

9'4" x 12'2" [2.85m x 3.73m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, decorative Victorian fireplace and built in double doored wardrobe.



BATHROOM/W.C.

8'11" x 4'9" [2.73m x 1.46m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, concealed cistern low flush w.c. and vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

To the front of the property is on street permit parking. To the rear is an Indian stone paved patio with artificial lawned garden, surrounded by walls and timber fencing. There is a single detached garage.



COUNCIL TAX BAND

The council tax band for this property is A.

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.