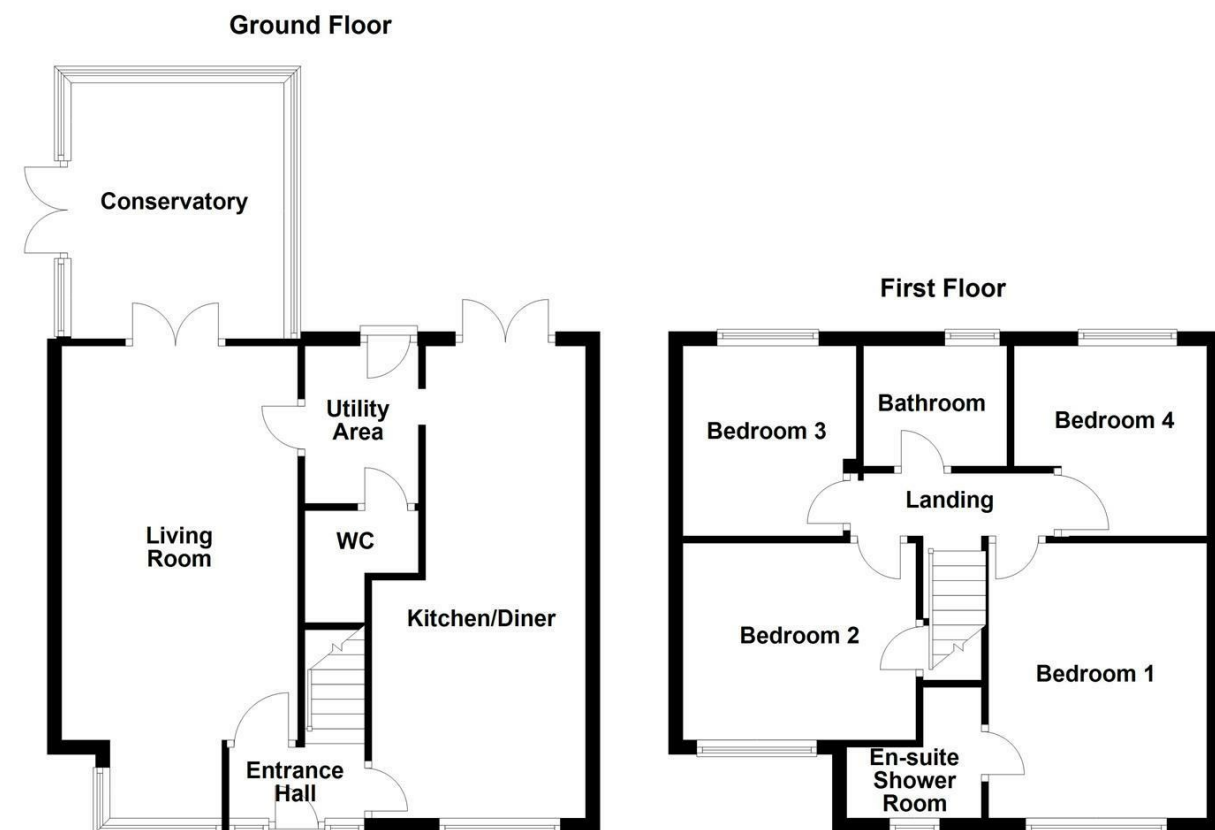




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

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PONTEFRACT & CASTLEFORD

01977 798 844



12 Pippins Approach, Normanton, WF6 2BZ

For Sale Freehold £340,000

Nestled into a cul-de-sac location on this small modern development in Normanton is this four bedroom detached family home. Benefitting from modern fitted kitchen and bathrooms, ample off road parking and a attractive enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with doors into the kitchen dining room and living room, from the kitchen dining room there is access to the utility room, which then leads to the downstairs W.C., and from the living room there is UPVC double glazed French doors out to the conservatory to complete the ground floor accommodation. Coming up to the first floor landing there is access to four bedrooms, the house bathroom and loft access. Bedroom one benefitting from an en suite shower room, bedroom two having an over stairs storage cupboard and bedroom three having further loft access. To the front of the property is a low maintenance front garden featuring slate beds and a paved path to the front door, with two block paved driveways, one leading to a detached single garage, offering ample off road parking. The rear of the property is mainly lawned with block paved paths and pebbled areas, ideal for outdoor dining and entertaining.

Normanton is an ideal location for a range of buyers especially the growing family as it is ideally located for shops and schools which can be found within walking distance of the property, especially within Normanton town centre itself and is home to its own bus routes, train station for more major city links and the M62 motorway is just a stones throw away for those who look to commute further afield.

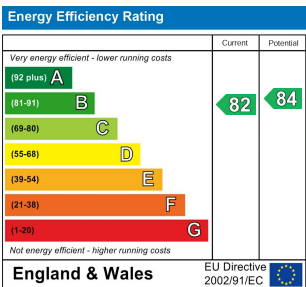
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted glass pane into entrance hall. Coving to the ceiling, central heating radiator, doors to living room and kitchen dining room, decorative panelling, stairs to first floor landing.

### KITCHEN DINING ROOM

21'7" x 9'9" [max] x 7'3" [min] [6.6m x 2.98m [max] x 2.23m [min] ]  
UPVC double glazed window to the front with built in shutters, UPVC double glazed French doors to the rear, two central heating radiators, coving to the ceiling, spotlights, opening to the utility room. A range of wall and base units with laminate worksurface over, three ring induction hob with extractor hood above and partial glass splashback, stainless steel sink and drainer with mixer tap. Integrated oven and microwave, space and plumbing for an American style fridge freezer, integrated dishwasher, integrated washing machine.

### UTILITY ROOM

7'2" x 5'1" [2.2m x 1.57m]  
UPVC double glazed door with frosted glass pane to the rear, door to downstairs W.C., door to living room, central heating radiator, coving to the ceiling. Larder style modern units.

### DOWNSTAIRS W.C.

5'1" x 5'2" [max] x 2'9" [min] [1.56m x 1.6m [max] x 0.85m [min]]  
Central heating radiator, coving to the ceiling. Concealed cistern low flush W.C., wall mounted wash basin with mixer tap.

### LIVING ROOM

20'0" x 10'9" [max] x 5'1" [min] [6.1m x 3.3m [max] x 1.56m [min]]  
UPVC double glazed French doors to the conservatory, UPVC double glazed box window with built in shutters, coving to the ceiling, two central heating radiators, log burning stove with slate hearth.



### CONSERVATORY

8'3" x 10'8" [2.54m x 3.27m]  
Surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear.



### FIRST FLOOR LANDING

Loft access, coving to the ceiling, central heating radiator, decorative panelling. Doors to four bedrooms and the house bathroom.

### BEDROOM ONE

12'7" x 9'11" [3.85m x 3.03m]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, door to en suite shower room.



### EN SUITE SHOWER ROOM

6'2" x 6'0" [max] x 3'2" [min] [1.9m x 1.84m [max] x 0.98m [min]]  
Frosted UPVC double glazed window to the front, extractor fan. Low flush W.C., ceramic wash basin built into a wooden worktop with mixer tap, shower cubicle with mains fed showerhead attachment and glass shower screen, fully tiled.

### BEDROOM TWO

10'11" x 8'10" [3.33m x 2.7m]  
UPVC double glazed window to the front, over stairs storage cupboard, coving to the ceiling, spotlights, central heating radiator.

### BEDROOM THREE

8'8" x 8'2" [max] x 7'8" [min] [2.66m x 2.51m [max] x 2.36m [min]]  
UPVC double glazed window to the rear, coving to the ceiling, spotlights, central heating radiator, loft access.

### BEDROOM FOUR

8'8" x 8'10" [max] x 6'7" [min] [2.66m x 2.7m [max] x 2.02m [min]]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, spotlights.



### HOUSE BATHROOM

6'7" x 5'6" [2.02m x 1.68m]  
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, spotlights, coving to the ceiling. Concealed cistern low flush W.C., wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and shower head attachment. Half tiling.



### OUTSIDE

To the front the garden is mainly low maintenance and incorporates slate beds with a paved pathway to the front door. Two block paved driveways, one of which leads to a single detached garage providing off road parking for several vehicles at the property. To the rear of the property is a good sized corner plot which is mainly laid to lawn and incorporated block paved pathway areas with pebbled areas, perfect for outdoor dining and entertaining purposes with a decorative decked trim. The garden itself is fully enclosed by timber fencing making it ideal for pets and children.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view, please contact our Normanton office and they will be pleased to arrange a suitable appointment.

### SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.