



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

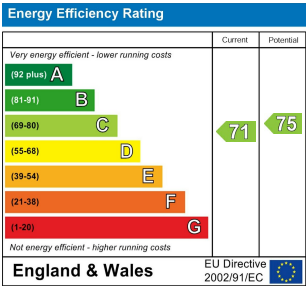


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Shaw Rise, Normanton, WF6 2TX

For Sale Freehold £360,000

A deceptively spacious four bedroomed family home with en suite to the principal bedroom and fitted furniture to all bedrooms, as well as a sizable conservatory extension to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented family home is approached via a welcoming entrance hall that leads through into a central reception hall. The main living room is of fine proportions with a splay bay window to the front and double doors that lead through into a large dining kitchen spanning the rear of the house. In addition there is a useful utility/w.c., as well as an integral garage. Extended to the rear with a solid roof is a lovely conservatory taking full advantage of the views over the back garden. To the first floor, the principal bedroom has an en suite shower room with the three further bedrooms all having fitted furniture and being served by the well fitted family bathroom. Outside, the property has ample driveway parking leading up to an integral garage/store, as well as a nearly arranged front garden. There is a further larger garden to the rear with a lovely southern aspect and paved sitting areas, as well as mature established beds and borders.

The property is situated in this well regarded development on the fringe of the town centre of Normanton within easy reach of the towns broad range of shops, schools and recreational facilities. Normanton itself has ready access to the national motorway network, as well as its own railway station.



ACCOMMODATION

ENTRANCE PORCH

52" x 37" [1.6m x 1.1m]

Composite front entrance door with side screen, ceramic tiled floor, electric wall heater and an inner door to the reception hall.

RECEPTION HALL

10'2" x 5'10" [max] [3.1m x 1.8m [max]]

Contemporary style central heating radiator, wood effect laminate flooring and stairs to the first floor. Connecting door through to the garage.

LIVING ROOM

170" x 105" [5.2m x 3.2m]

Splay bay window to the front, provision for a wall mounted television, contemporary style central heating radiator and double doors through to the dining kitchen.



DINING KITCHEN

26'2" x 11'1" [max] [8.0m x 3.4m [max]]

Quality range of cream fronted wall and base units with solid wood butchers block style work surfaces and tiled splash backs. Inset ceramic sink unit, space for a Range style cooker with filter hood over, space and plumbing for an American style side-by-side fridge/freezer and integrated dishwasher. Windows and sliding French doors through to the conservatory, an external door to the back garden and contemporary style vertical central heating radiator.

W.C.

6'6" x 2'11" [max] [2.0m x 0.9m [max]]

Fitted with a two piece white and chrome cloakroom suite comprising wall mounted wash basin and low suite w.c. with concealed cistern. This useful additional room also houses the Baxi gas fired combination central heating boiler and has space and plumbing for a washing machine.

CONSERVATORY

18'8" x 9'2" [5.7m x 2.8m]

Taking full advantage of the views over the back garden, air conditioning cassette, continuation of the wood effect composite flooring and external door the side.



GARAGE/STORE ROOM

13'1" x 8'2" [4.0m x 2.5m]

An automated up and over door to the front, connecting door through to the reception hall and fitted out with a high quality range of Sealey garage storage units.

FIRST FLOOR LANDING

Loft access hatch, contemporary style central heating radiator and window to the side.

BEDROOM ONE

12'5" x 11'1" [min] [3.8m x 3.4m [min]]

Window to the front, double central heating radiator and a good range of full height fitted wardrobes. Connecting door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

8'10" x 5'6" [2.7m x 1.7m]

Re-fitted to a lovely standard with a modern white and chrome three piece suite comprising twin vanity sinks with drawers under, a wide shower cubicle with twin head shower and low suite w.c. Part tiled walls, vinyl panelled ceiling with extractor fan, chrome ladder style heated towel rail and frosted window to the side.



BEDROOM TWO

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

Two windows to the front, double central heating radiator and a range of full height fitted wardrobes.



BEDROOM THREE

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

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

BEDROOM FOUR

7'6" x 7'2" [2.3m x 2.2m]

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

BATHROOM/W.C.

6'10" x 6'6" [2.1m x 2.0m]

Re-fitted to a lovely standard with a three piece white and chrome suite comprising panelled bath with shower attachment over, wall mounted wash basin and low suite w.c. with concealed cistern. Frosted window to the rear, vinyl panelled walls, chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front the property has a wide driveway providing ample off street parking spaces and leading up to integral garage. To the front of the house there is a lovely level lawn with a mature tree and well stocked beds and borders. To the rear of the house there is a further enclosed garden, laid mainly to lawn with paved patio sitting area and thoughtfully stocked beds and borders. The rear of the property enjoys an enviable southerly aspect.



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.