



WAKEFIELD  
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OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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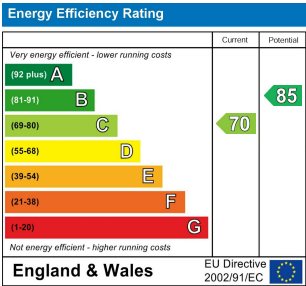


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 61 Cambridge Street, Normanton, WF6 1ES

### For Sale Freehold £220,000

An attractively presented larger style traditional terrace house presenting three bedroomed family accommodation with lovely views out to the rear over the school playing fields.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is presented to an excellent standard and is approached via a welcoming entrance hall that leads through into a central dining room with views over the rear garden and an archway through to the main living room at the front of the house which has a splay bay window and feature fireplace. To the rear there is a kitchen fitted with a good range of modern units with integrated appliances. On the first floor there are two very well proportioned double bedrooms, plus a further single bedroom, all served by a bathroom fitted with a modern white and chrome suite. Outside, to the front the property has a neat buffer style garden with steps up to the front door. To the rear there is a much larger garden with a well proportioned lawn, paved patio sitting area and hand gate out to the rear gate, as well as planted beds.

The property is situated in this popular residential area on the fringe of the town centre within very easy reach of a good range of shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.





ACCOMMODATION

RECEPTION HALL

Storm porch to the front, composite front entrance door, ceramic tiled floor, double central heating radiator and stairs to the first floor.

LIVING ROOM

13'1" x 11'9" [4.0m x 3.6m]

Wood effect herringbone flooring, splay bay window to the front, double central heating radiator and feature fireplace with marble surround, hearth and inset housing a living flame coal effect gas fire. Archway through to the adjoining dining room.

DINING ROOM

14'5" x 12'1" [4.4m x 3.7m]

Window overlooking the back garden, double central heating radiator, continuation of the herringbone flooring and former fireplace.



KITCHEN

13'1" x 7'10" [4.0m x 2.4m]

Fitted with a lovely range of contemporary style wall and base units brass handles, marble effect laminate work surface and tiled splash backs. Inset ceramic sink unit, point for a Range style cooker with filter hood over, integrated fridge and freezer, space and plumbing for a washing machine and integrated dishwasher. Door to the cellar head, window and external door to the side.



FIRST FLOOR LANDING

Loft access point.

BEDROOM ONE

15'8" x 13'1" [4.8m x 4.0m]

A lovely large bedroom with two windows to the front, two central heating radiators and contemporary style wood effect laminate flooring.



BEDROOM TWO

14'1" x 9'10" [4.3m x 3.0m]

Window overlooking the back garden, double central heating radiator and wood effect laminate flooring.



BEDROOM THREE

7'10" x 7'2" [2.4m x 2.2m]

Currently used as a home office with lovely views over the back garden and school playing fields beyond. Central heating radiator.

BATHROOM/W.C.

6'10" x 4'7" [2.1m x 1.4m]

Fitted with a three piece white and chrome suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. Frosted window to the side, extractor fan, tiled walls and floor.



OUTSIDE

To the front the property has a neat buffer style garden. Whilst round

to the rear there is a larger garden area, laid mainly to lawn with a paved patio sitting area and pleasant southerly aspect.



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.