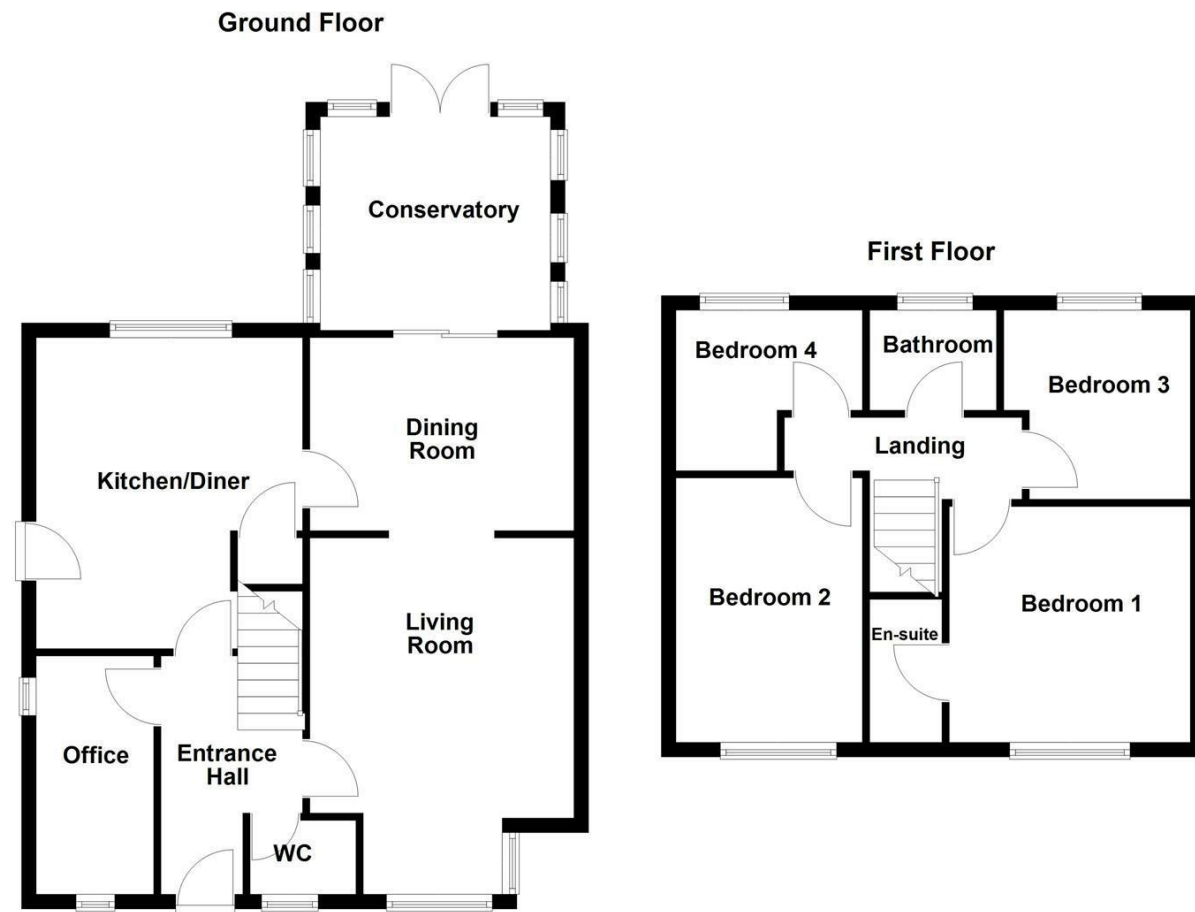




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



21 Freeston Drive, Normanton, WF6 2DY

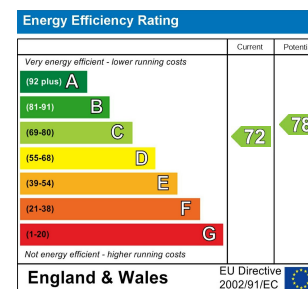
For Sale Freehold £280,000

Proudly introducing to the market is this four bedroom detached home situated in the sought after location of Normanton benefitting from two reception rooms plus conservatory, driveway with EV charging point, garage and enclosed rear garden.

The property briefly comprises of the entrance porch leading into the entrance hall, kitchen/diner, dining room, living room, downstairs w.c. and office/study. The first floor landing leads to four spacious bedrooms (main with en suite) and house bathroom. Outside to the front is a driveway providing off road parking leading to the brick built detached garage. To the rear is an enclosed paved patio area, surrounded by timber fencing.

The property is within walking distance to the local amenities and schools located nearby, with main bus routes running to and from Wakefield city centre. Normanton town centre benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 is only a short drive away.

Only a full internal inspection will reveal the potential on offer at this quality home and an early viewing comes highly recommended.



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.

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



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ACCOMMODATION

ENTRANCE PORCH

74" x 67" [2.24m x 2.02m]

Composite front entrance door, surrounded by UPVC double glazed windows surrounding, laminate flooring and door leading to the kitchen/diner.

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, doors to the front porch, office/study and downstairs w.c.

KITCHEN/DINER

15'5" x 12'9" [4.71m x 3.89m]

Range of wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, (the oven and hob are currently not in use), space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. Tiled floor, central heating radiator, UPVC double glazed window to the rear elevation, access to understairs storage, doors to the dining room and hallway.

DINING ROOM

87" x 121" [2.64m x 3.69m]

Central heating radiator, doors to the living room and conservatory.



CONSERVATORY

10'5" x 9'7" [3.19m x 2.94m]

Tiled floor, range of UPVC double glazed windows and French doors to the rear garden.



LIVING ROOM

12'4" x 16'1" [3.78m x 4.91m]

Central heating radiator, UPVC double glazed window to the front elevation, fireplace with feature surround and door to the hallway.



W.C.

4'10" x 3'8" [1.48m x 1.14m]

Wash hand basin with mixer tap, low flush w.c., chrome ladder style radiator and UPVC double glazed frosted window to the front elevation.

OFFICE/STUDY

9'3" x 5'3" [2.82m x 1.61m]

Laminate flooring, central heating radiator, UPVC double glazed windows to the front and side elevation.

FIRST FLOOR LANDING

Loft access, overstairs storage, doors to four bedrooms and house bathroom.

BEDROOM ONE

9'4" x 12'2" [2.87m x 3.72m]

Central heating radiator and UPVC double glazed window to the front elevation.



EN SUITE SHOWER ROOM/W.C.

7'10" x 5'2" [2.40m x 1.59m]

Low flush w.c., wash hand basin and corner shower cubicle with shower head attachment. Range of storage cupboards and UPVC double glazed frosted window to the front elevation.



BEDROOM TWO

11'11" x 8'9" [3.65m x 2.68m]

UPVC double glazed window to the front elevation, central heating radiator and freestanding and fitted wardrobes.



BEDROOM THREE

7'3" x 8'2" [2.21m x 2.49m]

Central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM FOUR

8'3" x 8'5" [2.54m x 2.59m]

Central heating radiator, UPVC double glazed window to the rear elevation and fitted overhead cupboards.

BATHROOM/W.C.

6'11" x 5'1" [2.12m x 1.57m]

Pedestal wash basin, low flush w.c. and panelled bath. Central heating radiator and UPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front is a driveway with EV charging point leading to the brick built detached garage. To the rear is an enclosed garden with paved patio area, surrounded by timber fencing.

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.