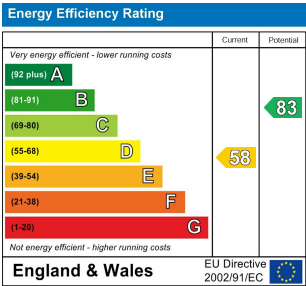


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



21 King Street, Normanton, WF6 1EW

For Sale Freehold £160,000

Positioned only a short walk to Normanton town centre, this two bedroom end terrace residence offers generously proportioned accommodation throughout with LVT flooring to the ground floor, fitted wooden window blinds, complemented by front and rear gardens, off street parking and a versatile converted cellar space.

The property briefly comprises: an entrance vestibule leading into the inner hallway, which provides access to the living room, dining room, and kitchen. From the kitchen, there is access down to the useful cellar storage area. To the first floor, the landing grants access to the loft, two well presented bedrooms and the modern house shower room. Externally, the front of the property features a low maintenance concrete buffer garden. To the rear, the garden is predominantly laid to lawn with a paved patio area, planted borders, and a concrete driveway, secured by timber double gates. The garden is fully enclosed, offering both privacy and security. There is off street parking belonging to the property to the side down half of the access road for approximately five vehicles providing ample parking.

Normanton is a highly convenient location, appealing to a wide range of buyers including first time purchasers, young families, and professional couples. The town offers an array of local amenities including shops, schools, and public houses, all within walking distance. Excellent transport links are available, with regular bus services to Pontefract, Castleford, and Wakefield, as well as a local train station providing direct connections to major cities. For those who commute by car, the M62 motorway is located just moments away.

Offered with no onward chain, a full internal inspection is essential to truly appreciate the accommodation and potential this home has to offer. Early viewing is strongly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed entrance door leads into the inner hallway with tiled flooring, coving to the ceiling, central heating radiator and stairs up to the first floor landing with doors to the living room and the dining room.

LIVING ROOM

14'9" x max 12'3" x min 3'7" [4.5m x max 3.75m x min 1.1m]

Coving to ceiling, spotlighting, central heating radiator and UPVC double glazed windows to the front and side.



DINING ROOM

13'4" x max 12'7" x min 10'11" [4.08m x max 3.85m x min 3.34m]

UPVC double glazed door to the rear, spotlighting to the ceiling, central heating radiator and access to the kitchen.



KITCHEN

12'2" x 7'9" [3.71m x 2.38m]

Range of modern wall and base units with work surface over, stainless steel 1.5 sink and drainer with mixer tap and tiled splashback. A range of appliances including four ring gas hob, integrated oven, fridge/freezer, washing machine and dishwasher. Frosted UPVC double glazed door to the rear garden, two UPVC double glazed windows (one to the side and one to the rear). Spotlighting to the ceiling and door leading down to the cellar.

CELLAR

12'3" x max 11'3" x min 9'9" [3.75m x max 3.43m x min 2.98m]

Converted into a dry storage room, insulated and fully waterproofed with sump pump. Carpeted, spotlighting to the ceiling, electrical sockets, central heating radiator and UPVC double glazed window to the front. Further storage area with spotlighting into the ceiling [2.75m x 0.82m].



FIRST FLOOR LANDING

Loft access with fitted loft ladder fitted with partial flooring in the middle for storage with power and light. Doors to two bedrooms and the house shower room.

BEDROOM ONE

12'9" x max 15'10" x min 14'9" [3.91m x max 4.83m x min 4.5m]

Two UPVC double glazed windows to the front, central heating radiator and spotlighting to the ceiling.



BEDROOM TWO

13'4" x max 10'0" x min 8'9" [4.07m x max 3.05m x min 2.68m]

UPVC double glazed window to the rear, central heating radiator and spotlighting to the ceiling.



SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c., pedestal wash basin and a double shower cubicle with electric shower head attachment and

glass shower screen. Frosted UPVC double glazed window to the rear, central heating radiator, fitted storage cupboard.



OUTSIDE

To the front is a low maintenance concrete buffer garden with wall surround and a timber gate providing access. The rear garden is mainly laid to lawn and incorporates a concrete patio area, perfect for outdoor dining and entertaining purposes and some planted beds with a wall surround and a gate to the side leading to a concrete driveway providing off road parking for one vehicle. There is off street parking belonging to the property to the side down half of the access road for approximately five vehicles providing ample parking.



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.