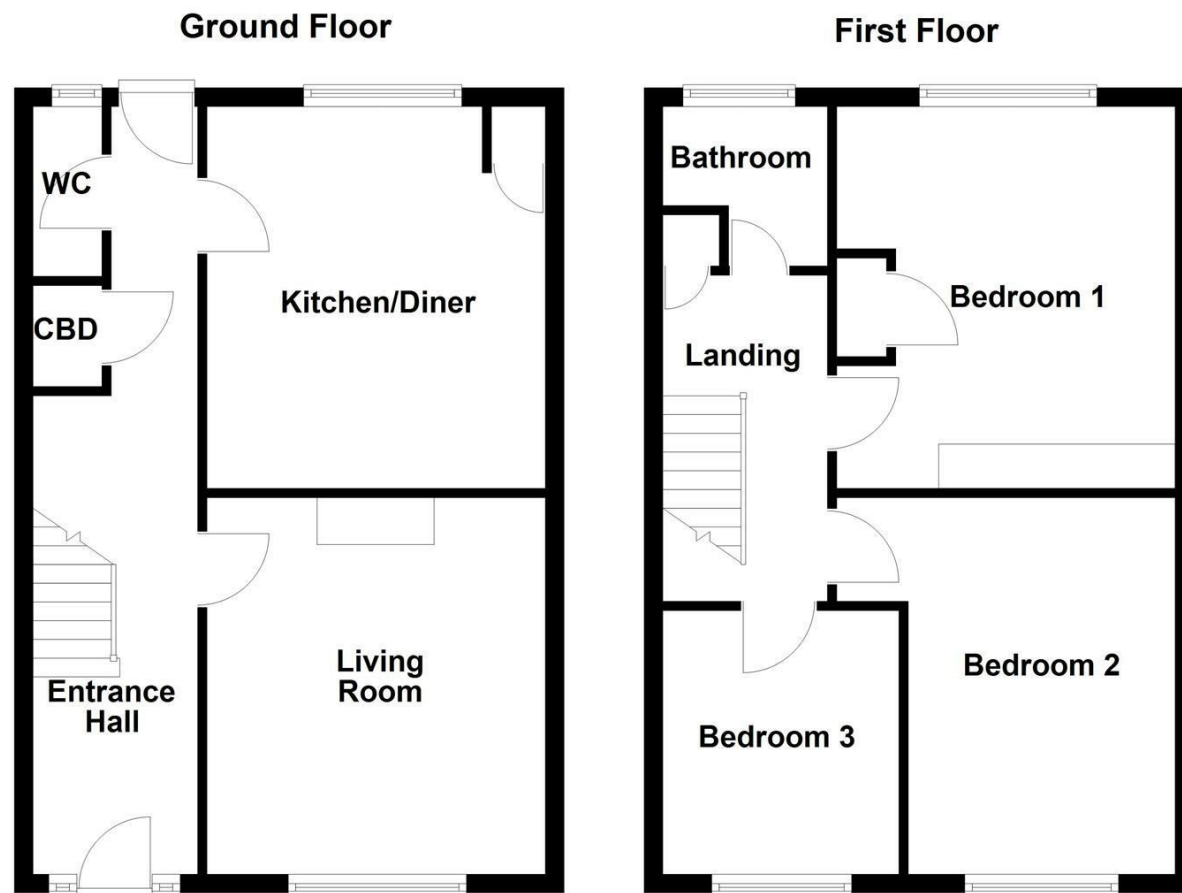




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



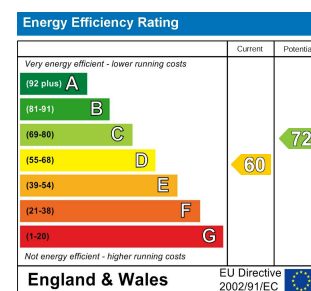
17 Moorhouse Close, Normanton, WF6 1QQ
For Sale Freehold £120,000

A superb opportunity to purchase this well proportioned three bedroom end terrace home, offering spacious accommodation throughout, with enclosed gardens, off street parking and a convenient location close to local amenities.

The property benefits from UPVC double glazing and gas central heating, and briefly comprises a large entrance hall with a useful understairs storage cupboard, downstairs w.c., and a spacious kitchen/dining room with a built in pantry cupboard. The living room is of generous proportions and features a traditional fireplace. To the first floor, the landing provides access to three well sized bedrooms, a family bathroom fitted with a three piece suite, and an additional storage cupboard. Externally, the property has an attractive lawned front garden with a paved area currently used for bin storage. A timber gate to the side provides access to the rear garden, which is fully enclosed and features a paved patio area, a well kept lawn with raised planted borders, and a large brick built outhouse with power and light, ideal for storage or as a workshop. In addition, there is a communal car park offering off street parking.

Situated within walking distance of local schools and Normanton town centre which offers a range of amenities including supermarkets and a railway station. The property is also conveniently located for access to the M62 motorway, making it ideal for those commuting further afield.

A fantastic opportunity for first time buyers, families, or investors alike. An early viewing is highly recommended to fully appreciate the accommodation on offer.



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



ACCOMMODATION

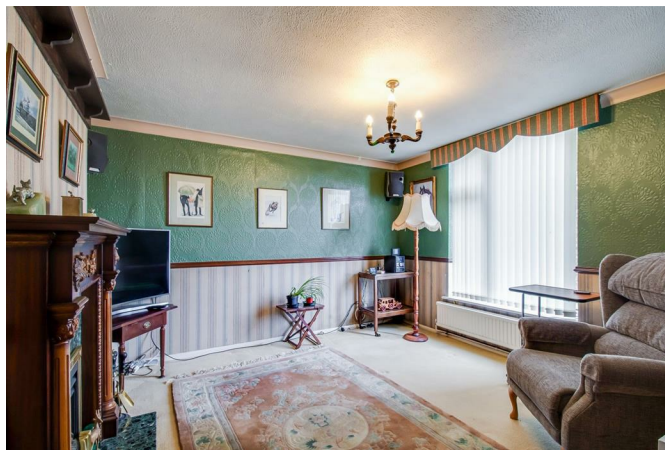
ENTRANCE HALL

A UPVC glazed front entrance door with frosted panel windows on either side. A central staircase leads to the first floor landing, a UPVC double glazed door leading out into the rear garden, doors providing access to the living room, kitchen diner, storage cupboard and downstairs w.c.

LIVING ROOM

11'10" x 13'1" [3.61m x 4.01m]

Coving to the ceiling, dado rail, a UPVC double glazed window to the front aspect and a central heating radiator. A gas fire set on a marble hearth with a matching interior and wooden decorative surround.



KITCHEN/DINER

11'9" x 12'5" [3.60m x 3.80m]

A range of wall and base units with laminate work surfaces Features a

stainless steel single drainer sink with dual taps, space for a freestanding oven and grill, and plumbing/drainage for a washing machine beneath the counter. A UPVC double glazed window overlooking the rear aspect and a door providing access to a boot/pantry cupboard. A central heating radiator, strip lighting, space for a large fridge freezer and freestanding display cabinets.

W.C.

6'0" x 2'8" [1.83m x 0.83m]

A low flush WC, half-timber clad walls with dado rail, a central heating radiator and a UPVC double glazed frosted window to the rear aspect.

FIRST FLOOR LANDING

Loft access and doors leading to three bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

12'6" x 10'9" [3.83m x 3.29m]

A UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobes to one wall. A single timber door provides access into an additional storage cupboard.



BEDROOM TWO

11'6" [max] x 9'5" [min] x 13'1" [3.53m [max] x 2.88m [min] x 3.99m]

A UPVC double glazed window overlooking the front elevation, coving to the ceiling, dado rail and a central heating radiator.



BEDROOM THREE

8'2" x 8'0" [2.51m x 2.45m]

A UPVC double glazed window overlooking the front elevation.



BATHROOM/W.C.

5'3" [max] x 3'8" [min] x 6'10" [1.61m [max] x 1.14m [min] x 2.09m]

A three piece suite comprising a panel bath with twin taps, glass shower screen and mixer shower over. A pedestal wash basin with twin taps, low flush WC, central heating radiator, dado rail and UPVC double glazed frosted window overlooks the rear elevation.



OUTSIDE

To the front is an attractive lawned area with a paved pathway leading directly to the front door. There is a communal car park with garages rented from the local council. To the rear is a paved patio area, perfect for entertaining or outdoor dining, overlooking an attractive lawned garden with planted borders to two sides. A paved pathway leads beneath a timber pergola to a brick built outbuilding, fitted with light and power (1.84m x 3.64m). The garden is enclosed by block walls and timber fencing, with a timber gate providing access to the open parkland behind.



PLEASE NOTE

This property is non-standard [steel framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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.