



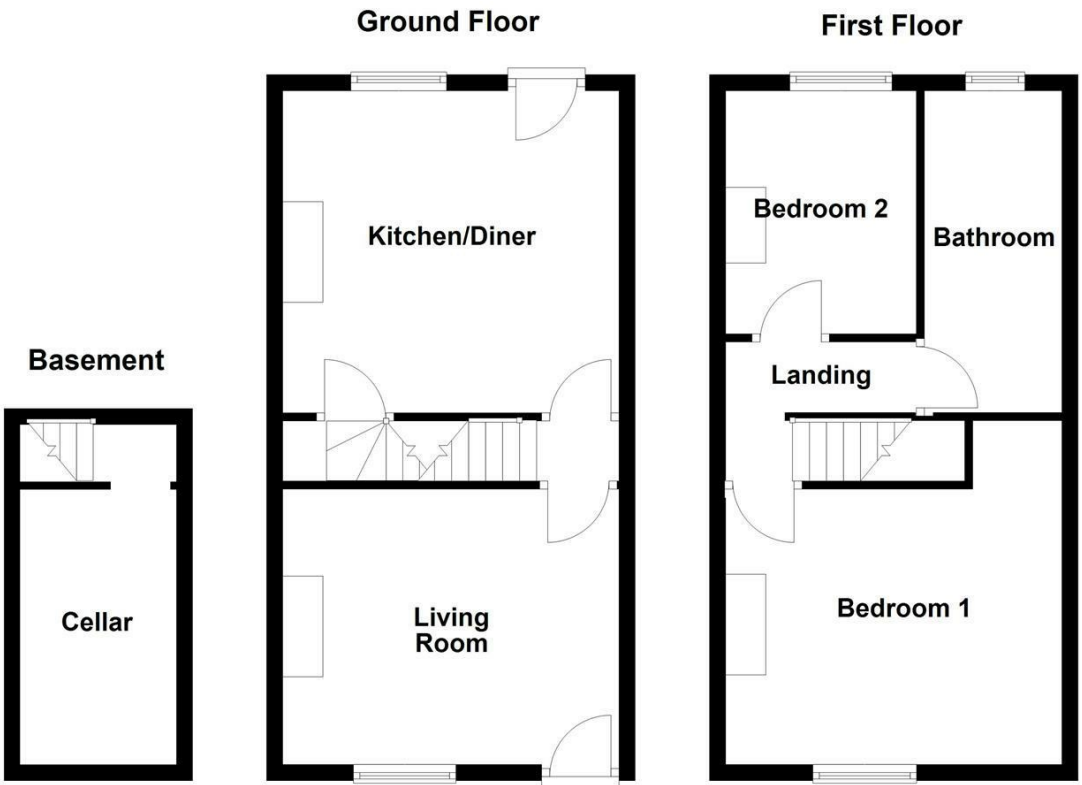
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



222 Wakefield Road, Normanton, WF6 1BW

For Sale Freehold £120,000

Situated in Normanton and offering excellent potential, this two bedroom end terrace requires a slight degree of modernisation but having undergone recent decoration and would suit first-time buyers, small families, professional couples or investors. The property benefits from no chain and generous reception space.

Accommodation briefly comprises of a lounge leading through to a hallway with access to the first floor landing and the kitchen/diner. The kitchen/diner opens onto the rear garden and provides access to the cellar. On the first floor there are two well proportioned bedrooms and a family bathroom, together with loft access. Outside, the front garden is a low maintenance gravelled area with planted borders and walled boundaries; the rear offers a concrete courtyard/patio, an ideal space for outdoor dining and entertaining, enclosed by timber fencing and walls.

Normanton is well served by local shops, schools and public houses within walking distance, and benefits from good transport links including its own train station, nearby bus routes and convenient access to the M62 for commuting further afield.

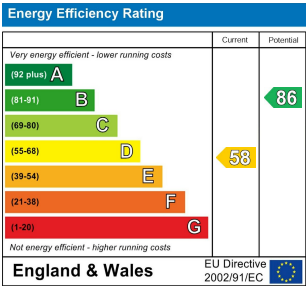
A full internal inspection is strongly recommended to appreciate the accommodation and potential on offer. Early viewings are advised to avoid disappointment.

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.



ACCOMMODATION

LIVING ROOM

11'2" x 13'8" [max] x 12'5" [min] [3.42m x 4.17m [max] x 3.8m [min]]

UPVC double glazed entrance door into the living room. UPVC double glazed window to the front, central heating radiator, coving to the ceiling, decorative fireplace. Door into the inner hallway.



HALLWAY

Door into the kitchen/diner and stairs to the first floor landing.

KITCHEN/DINER

12'11" x 13'8" [max] x 11'10" [min] [3.96m x 4.17m [max] x 3.63m [min]]

Frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear, access down to the cellar, central heating radiator, coving to the ceiling. A range of wall and base units with work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for washing machine, range cooker with extractor hood above.

CELLAR

11'3" x 6'5" [3.43m x 1.96m]

Lights.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'3" x 13'6" [max] x 12'3" [min] [3.43m x 4.12m [max] x 3.75m [min]]

UPVC double glazed window to the front, central heating radiator, a range of fitted storage units and fitted wardrobes.



BEDROOM TWO

9'10" x 7'9" [max] x 6'6" [min] [3.02m x 2.37m [max] x 2.0m [min]]

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



BATHROOM

12'11" x 5'4" [3.96m x 1.63m]

Frosted UPVC double glazed window to the rear, central heating radiator, loft access. Low flush W.C., pedestal wash basin, panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a small buffer garden which is mainly pebbled with some planted features and steps leading to the front door, enclosed by walls. To the rear there is a concrete courtyard/patio area, perfect for outdoor dining and entertaining, which is surrounded by walls and timber fencing.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.