



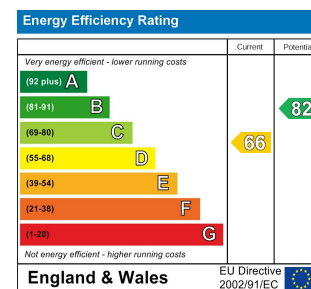
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**IMPORTANT NOTE TO PURCHASERS**

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.



**25 Newfield Crescent, Normanton, WF6 1SQ**

**For Sale Freehold £250,000**

A superb opportunity to purchase this two bedroom detached true bungalow benefitting from spacious kitchen with separate dining room, ample off road parking and sun room overlooking the attractive rear garden.

The property briefly comprises of the kitchen, dining room, inner hallway leading to two bedrooms, living room, bathroom/w.c. and sun room. Outside the property is accessed via double cast iron gates to the front leading to a block paved driveway leading to the single detached garage and a pebbled garden. A cast iron gate to the side leads down a pathway to the rear garden which incorporates patio area and attractive lawned garden, enclosed by timber fencing and privet hedges bordering.

The property is within walking distance to the local amenities and schools within Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway link is only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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**ACCOMMODATION**

**KITCHEN**

11'3" x 11'7" [3.45m x 3.54m]

UPVC double glazed side entrance door leads into the kitchen. Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine, integrated double oven and grill with four ring gas hob and cooker hood over. Space for a small fridge and freezer. Glass fronted display cabinets, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, central heating radiator with radiator cover, door to the inner hallway and archway into the dining room.



**DINING ROOM**

10'5" x 7'9" [3.19m x 2.38m]

UPVC double glazed bow window overlooking the front aspect, ceiling rose, detailed coving to the ceiling and central heating radiator.



**INNER HALLWAY**

Laminate flooring, coving to the ceiling and doors providing access to the living room, bathroom and two bedrooms.

**BEDROOM TWO**

10'5" x 5'3" [3.20m x 1.61m]

Coving to the ceiling, ceiling rose, wall mouldings, dado rail and UPVC double glazed window overlooking the side aspect.

**LIVING ROOM**

10'5" x 16'11" [3.20m x 5.16m]

Ceiling rose, coving to the ceiling, wall mouldings, set of UPVC double glazed sliding patio doors leading out to the rear garden, central heating radiator, dado rail rail and electric fire on a marble hearth with marble matching interior and wooden decorative surround.



**BATHROOM/W.C.**

8'5" [max] x 5'4" [min] x 6'6" [2.59m [max] x 1.65m [min] x 1.99m]

Three piece suite comprising panelled bath with bi-folding glass shower screen and separate mixer shower over, laminate wash basin with mixer tap built into high gloss vanity cupboard and concealed low flush w.c. Fully tiled walls, chrome ladder style radiator, coving to the ceiling, UPVC double glazed frosted window overlooking the side aspect and double doored airing cupboard housing the combi condensing boiler.



**BEDROOM ONE**

12'0" x 11'8" [3.67m x 3.58m]

Built in dressing table with fitted drawers to either side, fitted wardrobes to one wall, coving to the ceiling, loft access, central heating radiator and double timber doors providing access into the sun room.



**SUN ROOM**

9'10" x 9'9" [3.00m x 2.97m]

Pitch sloping ceiling with inset spotlights built into the surround, laminate flooring, UPVC double glazed windows on all three sides and set of UPVC double glazed French doors leading out to the rear garden. Power and light within.



**OUTSIDE**

To the front of the property there are double cast iron gates providing access onto a block paved driveway providing off road parking for two vehicles leading to the single detached garage with manual up and over door. There is also a low maintenance pebbled front garden. A cast iron gate down the side of the property provides access to the enclosed rear garden leading through to a paved patio area with timber summerhouse, an attractive lawned garden with second saved patio, surrounded by timber fencing on two sides and privet hedges bordering.



**COUNCIL TAX BAND**

The council tax band for this property is C.

**FLOOR PLAN**

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

**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.