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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 12 Sunny Bank, Normanton, WF6 1JS

### For Sale Freehold £215,000

Situated in Normanton and occupying a generous plot with both front and rear gardens, this deceptively spacious four bedroom semi detached home offers ample reception space and well proportioned bedrooms throughout. From first impressions alone, the space on offer cannot be fully appreciated, making this a property not to be missed.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first-floor landing and doors leading to the living room and the kitchen/dining room. The kitchen/diner provides access to both the side and rear elevations. To the first floor, the landing provides loft access and leads to four good sized bedrooms and the house bathroom. Externally, the property benefits from a low maintenance front garden with artificial lawn and pebbled sections, together with a concrete driveway providing off street parking. The frontage is enclosed by a combination of wall, hedging and fencing, with double timber gates leading through to the external storage area and utility. The rear garden is also designed for low maintenance, featuring a paved seating and entertaining area, ideal for outdoor dining, with access to a timber built summer house at the far end. The garden is fully enclosed by timber fencing, making it ideal for families with children or pets.

Normanton is an excellent location for a wide range of purchasers, including first time buyers, growing families and professional couples. A variety of shops and schools can be found within walking distance, with further amenities available in Normanton town centre. The area benefits from regular bus routes, a train station offering direct links to major cities such as Leeds, and convenient access to the M62 motorway network, perfect for those needing to commute further afield.

A full internal inspection is strongly advised to fully appreciate the accommodation and space on offer. An early viewing is highly recommended to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

11'11" x 7'1" [3.64m x 2.16m]

Frosted UPVC double glazed entrance door, UPVC double glazed window to the front, central heating radiator, stairs leading to the first floor landing, opening to the living room and door to the kitchen dining room.

LIVING ROOM

16'7" x 11'10" [max] x 10'9" [min] [5.08 x 3.62 [max] x 3.28m [min]]

UPVC double glazed window to the front, UPVC double glazed window to the side, central heating radiator and a multi-fuel burning stove with slate hearth and wooden mantle.



KITCHEN DINING ROOM

43'7" x 24'0" [max] x 22'5" [min] [13.3m x 7.34m [max] x 6.85m [min]]

Fitted with a range of modern gloss wall and base units with work surface over, stainless steel sink with mixer tap, four ring electric hob

with partial stainless steel splashback and stainless steel extractor hood, integrated fridge/freezer, integrated oven and microwave. UPVC double glazed French doors to the rear, frosted UPVC double glazed door to the side, UPVC double glazed window to the rear, spotlighting and central heating radiator.



FIRST FLOOR LANDING

Loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE

10'9" x 12'1" [max] x 10'5" [min] [3.3m x 3.7m [max] x 3.2m [min]]

Dado rail to one wall, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

12'1" x 11'4" [max] x 8'2" [min] [3.7m x 3.47m [max] x 2.5m [min]]

Dado rail, central heating radiator, UPVC double glazed window to the front and overstairs storage snug.



BEDROOM THREE

11'0" x 8'4" [3.36m x 2.55m]

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



BEDROOM FOUR

7'10" x 8'8" [max] x 7'8" [min] [2.4m x 2.66m [max] x 2.34m [min]]

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

BATHROOM/W.C.

7'11" x 6'3" [max] x 3'11" [min] [2.42m x 1.91m [max] x 1.2m [min]]

Frosted UPVC double glazed window to the rear, chrome ladder style

central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panel bath with mixer tap and mains fed shower attachment and overhead shower, shower screen, extractor fan, partial tiling and storage cupboard housing the Glow-worm combi boiler.



OUTSIDE

To the front is a generous, low maintenance garden with artificial lawn, pebbled areas, and concrete driveway providing off road parking and access through timber double gates. The garden is enclosed by walls and hedging with access to the side storage/utility [1.19m x 1.6m]. To the rear is a low maintenance garden mainly laid to patio, ideal for outdoor dining, with access to a timber built summer house [3.3m x 3.07m], fully enclosed by 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.

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.