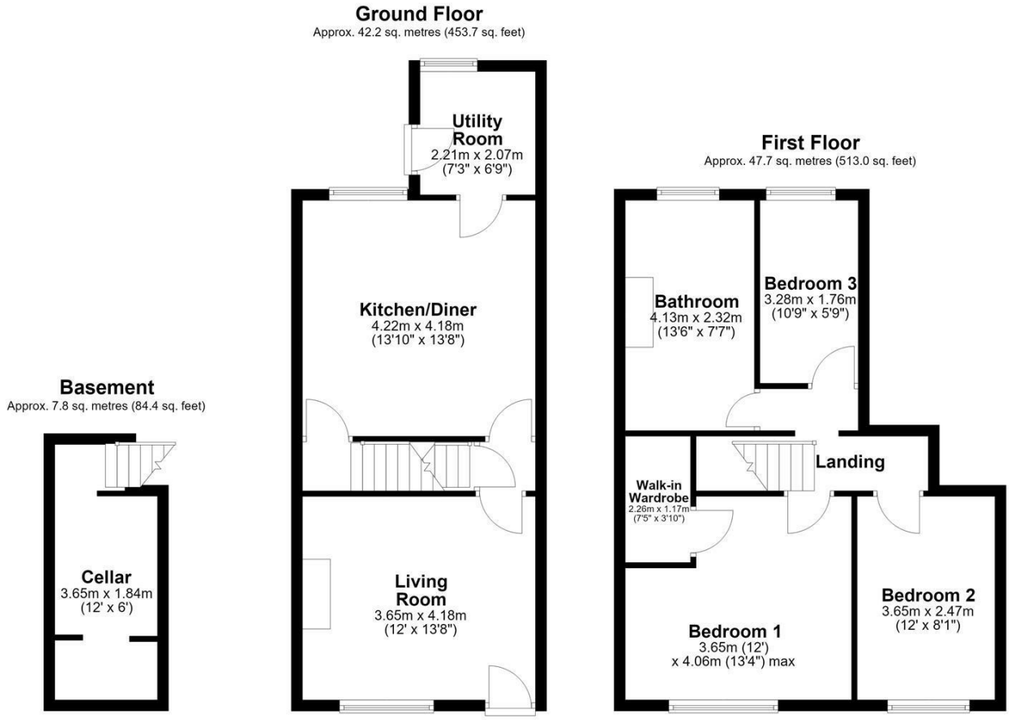
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 97.7 sq. metres (1051.2 sq. feet)



7 Talbot Street, Normanton, WF6 2BL

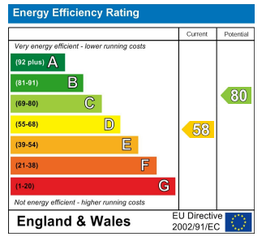
For Sale Freehold £155,000

A fantastic opportunity to purchase this three bedroom mid terrace home, offering spacious accommodation arranged over three floors together with a useful cellar, rear garden and brick built outbuildings. The house benefits from new guttering replaced in 2024 along side lead pipe replacement in 2026 for modern hoses.

The ground floor accommodation comprises a generous living room with feature chimney breast, an inner hallway and a spacious kitchen diner with integrated cooking appliances and ample space for further appliances. A separate utility room provides additional storage and access to the rear garden. To the lower ground floor is a useful cellar with lighting, providing excellent additional storage. To the first floor are three well proportioned bedrooms and a modern four piece house bathroom. The principal bedroom also benefits from a useful walk-in wardrobe, while the landing provides loft access via a folding timber ladder. Externally, on street permit parking is available to the front. To the rear is an enclosed garden with concrete and block paved seating areas, two brick built outbuildings, an attractive lawn and planted borders.

The property is within walking distance of Normanton town centre, which offers a range of shops, a supermarket and railway station. The M62 motorway network is also within easy reach, making the property well placed for those travelling further afield, as well as perfect for commuters with quick access to Leeds in 15 minutes via the train station.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



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

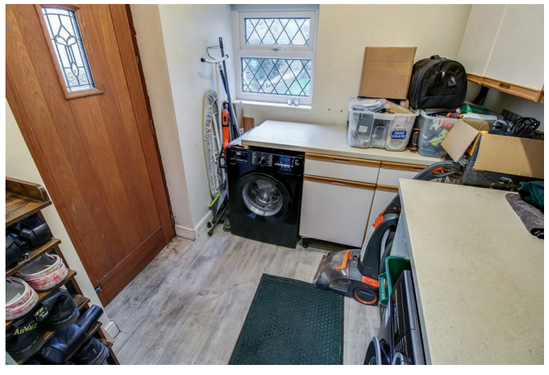
LIVING ROOM
13'4" x 11'7" (4.07m x 3.54m)
UPVC double glazed front entrance door leading directly into the living room. UPVC double glazed window overlooking the front aspect, central heating radiator and feature chimney breast with tiled hearth and decorative exposed brickwork. Door providing access into the inner hallway.



INNER HALLWAY
Two doors provide access to the staircase leading down to the cellar on the lower ground floor and through into the kitchen diner.

KITCHEN DINER
13'6" x 13'3" (4.13m x 4.05m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl sink and drainer with black swan neck mixer tap. Integrated oven and grill with separate four ring ceramic hob and extractor hood with curved glass surround above. Wall mounted combination boiler, space for a large freestanding fridge freezer and space and plumbing for a dishwasher beneath the counter. UPVC double glazed window overlooking the rear aspect, laminate flooring, central heating radiator and display cupboards. Timber door providing access into the utility room and a further timber door enclosing the staircase leading to the first floor landing.

UTILITY ROOM
6'10" x 6'5" (2.09m x 1.97m)
Fitted with a range of wall and base units with laminate work surface over. Space and plumbing for a washing machine beneath the counter and space for a tumble dryer. UPVC double glazed window overlooking the rear aspect and solid timber side entrance door providing access into the rear garden.



CELLAR
10'0" x 6'2" (3.06m x 1.89m)
Useful lower ground floor storage cellar with lighting.

FIRST FLOOR LANDING
Central heating radiator and staircase with chrome handrail. Loft access with bifolding timber loft ladder. Four doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'3" x 11'11" (4.06 x 3.64)
Central heating radiator and timber door providing access into a walk-in wardrobe.

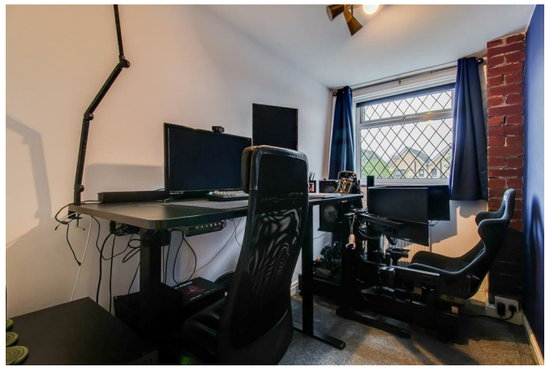


WALK IN WARRDROBE
7'0" x 3'1" (2.14m x 0.96m)
Laminate flooring, lighting, wardrobe rails and fixed shelving providing generous storage.

BEDROOM TWO
11'10" x 8'1" (3.62m x 2.47m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator



BEDROOM THREE
10'5" x 5'8" (3.18m x 1.74m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM
13'6" x 6'7" (4.13m x 2.02m)
Fitted with a four piece suite comprising double ended panelled bath with centrally positioned chrome mixer tap and shower attachment, low flush W.C., large ceramic wash basin set within high gloss vanity storage with chrome handles and chrome mixer tap, and generous shower enclosure with sliding glazed door and mixer shower. Fully tiled walls, laminate tiled flooring, chrome ladder style heated towel radiator, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
On street permit parking is available on a first come, first served basis. The property is eligible for one resident permit and one guest permit, subject to application and the relevant charge. To the rear is an L-shaped concrete patio area providing useful outdoor seating and entertaining space, together with a block paved seating area. There are two brick built outbuildings, with plumbing for a W.C. within the second outbuilding. An attractive lawned garden features planted borders to three sides and is enclosed by timber panel fencing. An external water connection is positioned beneath the utility room window. Shared access is available to either side for bin access.





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.