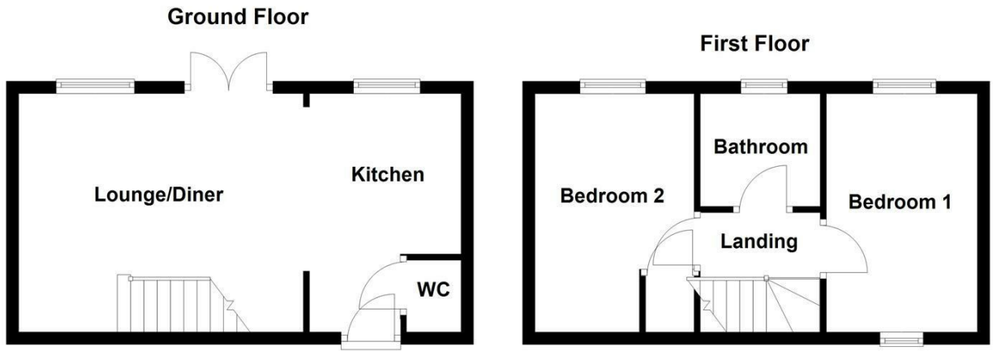
Richard Kendall
Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 24 Swale Approach, Normanton, WF6 1WU

## For Sale Freehold £180,000

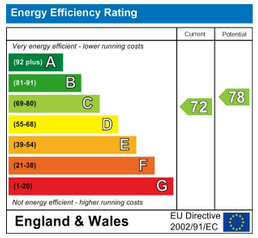
** OPEN TO VIEW SUNDAY 22ND OF MARCH BETWEEN 11AM - 3PM | NO APPOINTMENT NECESSARY - SIMPLY GO ALONG AND TAKE A LOOK **

Nestled within a sought after modern cul-de-sac, this well-presented two bedroom townhouse offers an excellent opportunity for a range of buyers. Boasting a stylish open-plan lounge kitchen diner, allocated off-road parking, and a larger-than-average rear garden, this property is certainly not to be missed.

The accommodation briefly comprises a contemporary fitted kitchen which flows seamlessly into the spacious lounge diner, creating an ideal space for both everyday living and entertaining. The ground floor is further complemented by a convenient downstairs WC. The lounge diner provides direct access to the enclosed rear garden. To the first floor, the landing offers loft access and leads to two well-proportioned double bedrooms, an over-stairs storage cupboard, and a modern house bathroom. Externally, the property benefits from an attractive frontage with steps leading to the entrance, alongside neat planted borders and a separate allocated parking space for one vehicle (there are additional spaces available if requested). To the rear, the low maintenance garden is predominantly laid with artificial lawn and incorporates a paved patio area, perfect for outdoor dining. Additional features include slate detailing and shrubbed planting beds, all fully enclosed by timber fencing, making it ideal for both children and pets.

Located in the popular area of Normanton, the property is well suited to first time buyers, small families, or professional couples. A wide range of shops, amenities, and reputable schools are within walking distance, including those in Normanton town centre. The area is well served by local bus routes and benefits from its own train station, offering convenient links to Leeds, Sheffield, and beyond. For commuters, the M62 motorway network is just a short drive away.

Only a full internal inspection will truly reveal the qualities of this fantastic home. Early viewing is highly recommended 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

### KITCHEN
8'0" x 12'7" (max) x 4'11" (min) (2.45m x 3.85m (max) x 1.50m (min))

A frosted glazed front door provides access into the kitchen, UPVC double glazed window to the rear, spotlighting to the ceiling, and an opening leading through to the lounge diner, along with a door to the downstairs WC. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a composite 1 1/2 bowl sink with mixer tap. There is a range style cooker, complemented by a partial glass splashback and extractor hood above. Additional space and plumbing are provided for a washing machine, slimline wine cooler, and fridge freezer.

### DOWNSTAIRS W.C.
3'10" x 2'9" (1.17m x 0.85m)

Comprising a low flush WC, central heating radiator, extractor fan, and spotlighting to the ceiling.

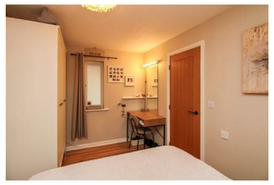
### LOUNGE DINER
12'9" x 15'1" (max) x 9'8" (min) (3.90m x 4.60m (max) x 2.95m (min))

UPVC double glazed window to the rear and UPVC double glazed French doors providing access to the rear garden, stairs rise to the first floor, and two central heating radiators.

### FIRST FLOOR LANDING
Providing loft access and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE
12'9" x 8'0" (3.90m x 2.45m)

Two UPVC double glazed windows (one to the front and one to the rear) and a central heating radiator.



### BEDROOM TWO
8'3" x 12'9" (max) x 9'1" (min) (2.53m x 3.90m (max) x 2.78m (min))

UPVC double glazed window to the rear, central heating radiator, and access to an over stairs storage cupboard.

### BATHROOM
6'4" x 6'5" (1.95m x 1.97m)

UPVC double glazed window to the rear, partial tiling, spotlighting, chrome heated towel radiator and an extractor fan. Fitted with a three piece suite comprising a low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap, and a panelled bath with mains fed shower attachment and glass shower screen.

### OUTSIDE
To the front of the property, paved steps lead to the entrance door. The property benefits from an allocated parking space for one vehicle (there are additional spaces if required). The rear garden is designed for low maintenance, incorporating an artificial lawn and a raised paved patio area, ideal for outdoor dining and entertaining. Further enhanced by slate beds and mature shrubs, the garden is fully enclosed by fencing, making it suitable for both pets and children.

### PLEASE NOTE
There is a quarterly service charge of £30.68.

### COUNCIL TAX BAND
The council tax band for this property is B.

### 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.