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36 Gleneagles Court, Normanton, WF6 1WW

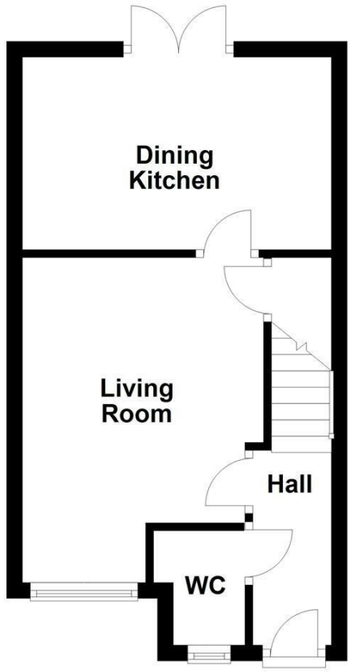
For Sale Freehold £175,000

Presented to a lovely standard, a two bedroomed end town house with off street parking and double width garden to the rear.

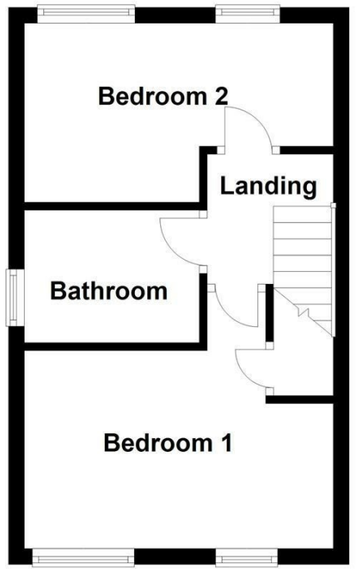
With a gas fired central heating system and sealed unit double glazed windows, this comfortable and modern town house is approached via a welcoming entrance hall that has a guest cloakroom off to the side. The main living room is of good proportions and leads through into a dining kitchen that spans the rear of the house with a good range of modern units and French doors out to the back garden. To the first floor there are two good sized double bedrooms, served by a bathroom fitted with a modern white and chrome suite. Outside, the property has side-by-side parking spaces to the front, whilst round to the rear there is a wider than average garden designed specifically for low maintenance with a pleasant south-westerly aspect and a variety of different sitting areas.

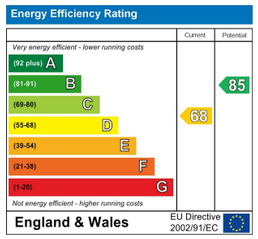
The property is situated in this popular residential area on the southern fringe of Normanton within easy reach of the towns broad range of shops, schools and recreational facilities. Normanton also has its own railway station and ready access to the national motorway network.

Ground Floor



First Floor





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

RECEPTION HALL
Panelled front entrance door, laminate flooring, central heating radiator and stairs to the first floor.

W.C.
4'7" x 3'11" (max) (1.4m x 1.2m (max))
Frosted window to the front, central heating radiator and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin.

LIVING ROOM
13'9" x 10'2" (max) (4.2m x 3.1m (max))
Window to the front, central heating radiator and feature fireplace with modern wooden surround with marbled insert and hearth housing a pebble effect electric fire. Useful understairs cupboard.



DINING KITCHEN
13'1" x 7'10" (4.0m x 2.4m)
French doors out to the back garden, tiled floor and fitted with a lovely range of cream fronted wall and base units with contrasting dark laminate work tops and tiled splash back. Inset stainless steel sink unit, four ring stainless steel gas hob with matching filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Matching cupboard housing the Ideal Logic gas fired central heating boiler. Central heating radiator in the dining area.



FIRST FLOOR LANDING
Access to the boarded loft with power and access via ladder.

BEDROOM ONE
13'1" x 8'10" (max) (4.0m x 2.7m (max))
Two windows to the front and central heating radiator. Useful overstairs airing cupboard that also houses the insulated hot water cylinder.



BEDROOM TWO
13'1" x 7'6" (4.0m x 2.3m)
Two windows overlooking the back garden and central heating radiator.



BATHROOM/W.C.
7'2" x 5'6" (2.2m x 1.7m)
Frosted window to the side, mosaic style tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over, pedestal wash basin and low suite w.c. Chrome ladder style heated towel and extractor fan.



OUTSIDE
To the front the property has a double width driveway providing side-by-side parking space. Private access gate to a larger than average garden lays to the rear which has been thoughtfully designed for low maintenance with paved patio sitting areas and gravelled, pebbled and crushed slate areas, together with raised beds and useful wooden garden shed. The back garden has an enviable south-westerly aspect, screening for bins, water and power supply.



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.

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.