



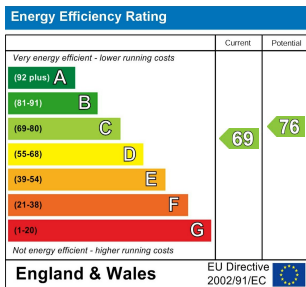
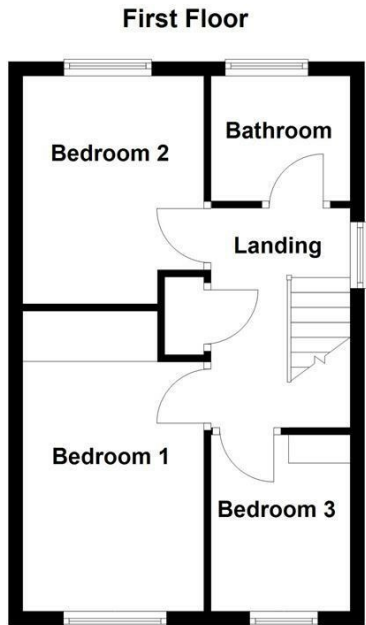
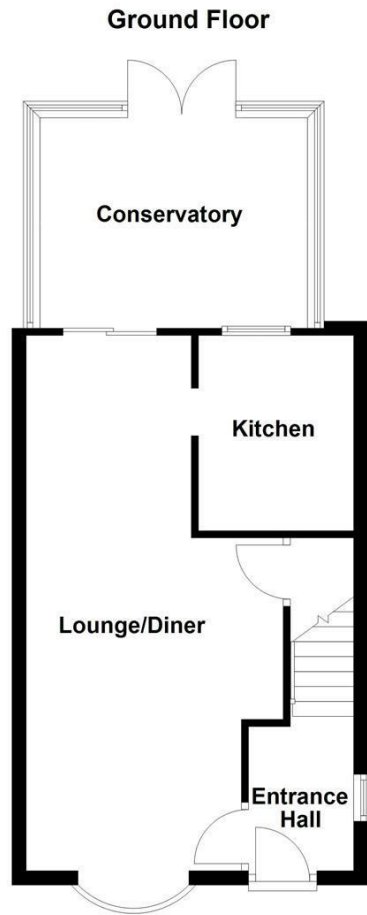
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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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.



**21 Redruth Drive, Normanton, WF6 2DL**

**For Sale Freehold £215,000**

Nestled on this sought after development in Normanton is this superbly presented three bedroom semi detached property, offering well proportioned accommodation throughout, ample off road parking and attractive enclosed gardens.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to a spacious lounge diner, which in turn leads to useful downstairs storage, the fitted kitchen and a conservatory overlooking the rear garden. To the first floor, the landing provides access to the loft, a storage cupboard housing the boiler, and three bedrooms, with bedrooms one and three benefitting from fitted wardrobes, along with the house bathroom. Externally, the front of the property is designed for low maintenance and incorporates gravelled, block paved and tarmac areas providing ample off road parking, together with an EV charging point and access to a semi detached single garage with up and over door. The frontage is enclosed by a combination of hedging, timber fencing and walling, with double gates providing access. To the rear, the garden incorporates paved and block paved patio seating areas, ideal for outdoor dining and entertaining, together with a lawn and planted borders. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Normanton is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples, with local shops and schools within walking distance, particularly within Normanton town centre. The area is well served by local bus routes and benefits from its own train station providing links to Leeds and Sheffield. The M62 motorway is also easily accessible, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the quality and presentation this fantastic home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a frosted and stained glass UPVC double glazed front entrance door, with UPVC double glazed window to the side elevation, central heating radiator, staircase leading to the first floor landing and door leading through to the lounge diner.



### LOUNGE DINER

24'9" x 11'10" [7.55m x 3.62m]

UPVC double glazed bow window to the front elevation, set of UPVC double glazed sliding patio doors leading through to the conservatory, two central heating radiators, understairs storage cupboard and wall mounted electric fireplace. Open access leading through to the kitchen.

### KITCHEN

70" x 8'10" [2.15m x 2.7m]

Fitted with a range of wall and base units with laminate work surfaces and matching laminate splashbacks, stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel extractor hood above, integrated double oven, integrated fridge freezer and plumbing for both a washing machine and dishwasher. UPVC double glazed window overlooking the conservatory.



### CONSERVATORY

9'3" x 11'7" [2.82m x 3.55m]

Surrounded by UPVC double glazed windows with UPVC double glazed French doors leading out to the rear garden.



### FIRST FLOOR LANDING

9'4" x 6'6" [2.85m x 2.0m]

UPVC double glazed window to the side elevation, loft access, storage cupboard housing the Baxi combi boiler and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

11'11" x 8'6" [3.65m x 2.6m]

UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes.



### BEDROOM TWO

10'5" x 8'6" [3.2m x 2.6m]

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



### BEDROOM THREE

6'6" x 9'1" [2.0m x 2.78m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobe above the bulkhead.

### BATHROOM/W.C.

5'9" x 6'5" [1.76m x 1.96m]

Fitted with a low flush WC, ceramic wash basin set within a storage unit with mixer tap and a panel bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator and full tiling throughout.



### OUTSIDE

To the front, the property enjoys a low maintenance garden incorporating pebbled, block paved and tarmac sections, providing off road parking for several vehicles. The frontage is enclosed by timber fencing, hedging and walls, with iron double gates opening onto the driveway. The tarmac driveway continues down the side of the property where there is also an EV charging point, leading to a semi detached single garage with up and over door. To the rear, the garden is mainly laid to lawn with planted borders, alongside both paved and block paved patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both pets and children with a gate providing access from the back garden to the driveway/front.



### 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.