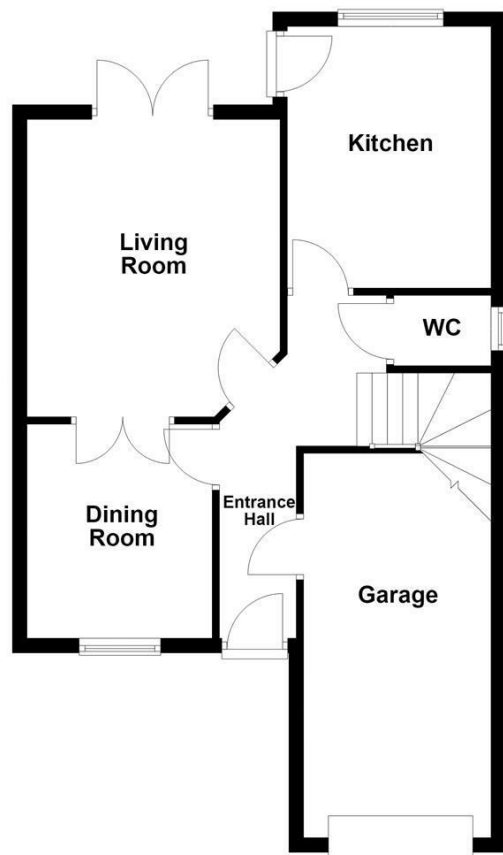
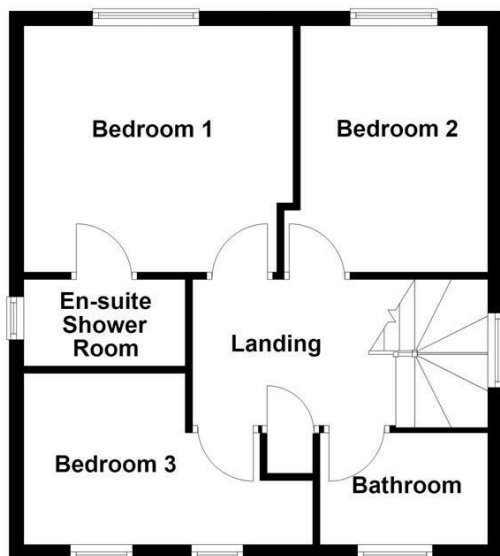


Ground Floor



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,

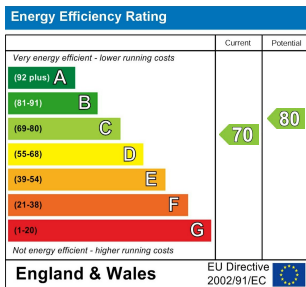
Pontefract & Castleford office 01977 798844

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



14 Kingfisher Court, Normanton, WF6 1ZW

For Sale Freehold £295,000

Nestled within a sought after cul-de-sac position on this modern development in Normanton, this superbly presented three bedroom detached home offers spacious and well proportioned accommodation throughout. Boasting ample reception space, off road parking, an integral garage, and a beautifully landscaped rear garden, this impressive property is sure to appeal to a wide range of buyers and should not be overlooked.

The accommodation briefly comprises an inviting entrance hall with staircase rising to the first floor landing and doors leading to the dining room, living room, kitchen, downstairs WC, and integral single garage. Both the kitchen and living room enjoy direct access to the rear garden, creating an ideal space for modern family living and entertaining. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms, including a principal bedroom with en suite shower facilities, the house bathroom, and a useful storage cupboard. Externally, the property benefits from a low maintenance front garden, predominantly pebbled with a paved pathway leading to the entrance door. A tarmac driveway provides off road parking for two vehicles and leads to the integral single garage, which features a manual up-and-over door, power, lighting, and houses the gas fired combination boiler. The front garden is enclosed by timber fencing. To the rear, the attractive low maintenance garden incorporates an artificial lawn, a porcelain-paved patio area, and decorative pebble borders, providing the perfect setting for outdoor dining and entertaining. Fully enclosed by timber fencing and enjoying open views over the neighbouring recreational field, the garden offers a safe and secure environment for both children and pets.

Normanton remains a highly desirable location, particularly for growing families, with a wide range of local amenities, shops, and well regarded schools all within easy walking distance. Excellent public transport links are available nearby, including regular bus services and Normanton Railway Station, offering convenient connections to Leeds, Sheffield, and beyond. For commuters, the M62 motorway network is just a short drive away, providing easy access to surrounding towns and cities.

Only a full internal inspection can truly appreciate the quality, space, and presentation this turnkey home has to offer. Early viewing is highly recommended to avoid disappointment.

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ACCOMMODATION

GARAGE

17'2" x 8'0" [5.25m x 2.46m]

Featuring an up-and-over door, power and lighting, base units with laminate work surfaces over, and housing the gas fired combination boiler.

ENTRANCE HALL

15'9" x 12'0" [max0'0" x 3'5" (min)] [4.81m x 3.68m [max0 x 1.05m (min)]]

Entered via a composite front door with frosted glazed inserts. The hall benefits from a central heating radiator, staircase rising to the first floor landing, and doors leading to the dining room, living room, kitchen, downstairs WC, and integral garage.

DINING ROOM

9'7" x 8'4" [2.93m x 2.55m]

With a UPVC double glazed window to the front elevation, central heating radiator, and double doors opening into the living room.



LIVING ROOM

13'4" x 11'1" [max] x 8'2" (min) [4.07m x 3.40m [max] x 2.51m (min)]

A spacious reception room featuring UPVC double glazed French doors opening onto the rear garden, double doors through to the dining room, a central heating radiator, and a wall mounted gas fireplace.



DOWNSTAIRS W.C.

4'5" x 3'1" [1.35m x 0.95m]

Comprising a frosted UPVC double glazed window to the side elevation, central heating radiator, pedestal wash hand basin with tiled splashback, and low flush WC.

KITCHEN

9'3" x 11'8" [2.82m x 3.58m]

Fitted with a UPVC double glazed window to the rear elevation and a composite rear entrance door with frosted glazed insert. The kitchen features a range of modern wall and base units with gloss fronted doors and laminate work surfaces over, a composite 1 1/2

bowl sink and drainer with mixer tap, laminate splashbacks, an induction hob with glass splashback and stainless steel extractor canopy above, integrated oven, integrated fridge freezer, and integrated washing machine. A central heating radiator completes the room.

FIRST FLOOR LANDING

5'7" x 13'3" [max] x 6'7" (min) [1.72m x 4.06m [max] x 2.01m (min)]

With loft access, central heating radiator, frosted UPVC double glazed window to the side elevation, and doors leading to three bedrooms, the house bathroom, and a useful storage cupboard with space for a tumble dryer.

BEDROOM ONE

11'3" x 10'9" [max] x 9'0" (min) [3.45m x 3.30m [max] x 2.76m (min)]

Featuring a UPVC double glazed window to the rear elevation enjoying views over the recreational field, a central heating radiator, fitted wardrobes with mirrored sliding doors, and access to the en suite shower room.



EN SUITE SHOWER ROOM

3'11" x 7'2" [1.20m x 2.20m]

Appointed with an extractor fan, frosted UPVC double glazed window to the side elevation, central heating radiator, low flush WC, pedestal wash hand basin, shower cubicle with mains fed shower and glass screen, partial wall tiling, and an illuminated LED mirror.

BEDROOM TWO

11'3" x 9'10" [max] x 9'3" (min) [3.45m x 3.0m [max] x 2.82m (min)]

Having a UPVC double glazed window to the rear elevation with attractive views over the recreational field and a central heating radiator.



BEDROOM THREE

7'10" x 11'5" [max] x 7'2" (min) [2.41m x 3.50m [max] x 2.20m (min)]

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

BATHROOM

5'11" x 6'11" [1.82m x 2.12m]

Fitted with a frosted UPVC double glazed window to the front elevation, central heating radiator, extractor fan, low flush WC,

pedestal wash hand basin, and panelled bath with mixer tap and shower attachment. The walls are partially tiled.



OUTSIDE

To the front of the property is a beautifully landscaped, low maintenance garden, predominantly laid with decorative pebbles and featuring a paved pathway leading to the front entrance door. A tarmac driveway provides off road parking for two vehicles and leads to the integral single garage. The front garden is enclosed by timber fencing. To the rear is an attractive, low maintenance garden incorporating an artificial lawn, porcelain-paved patio area, and decorative pebble borders, creating an ideal space for outdoor dining and entertaining. The garden enjoys views over the neighbouring recreational fields and is fully enclosed by timber fencing, making it ideal for both children and pets.



COUNCIL TAX BAND

The council tax band for this property is D.

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.