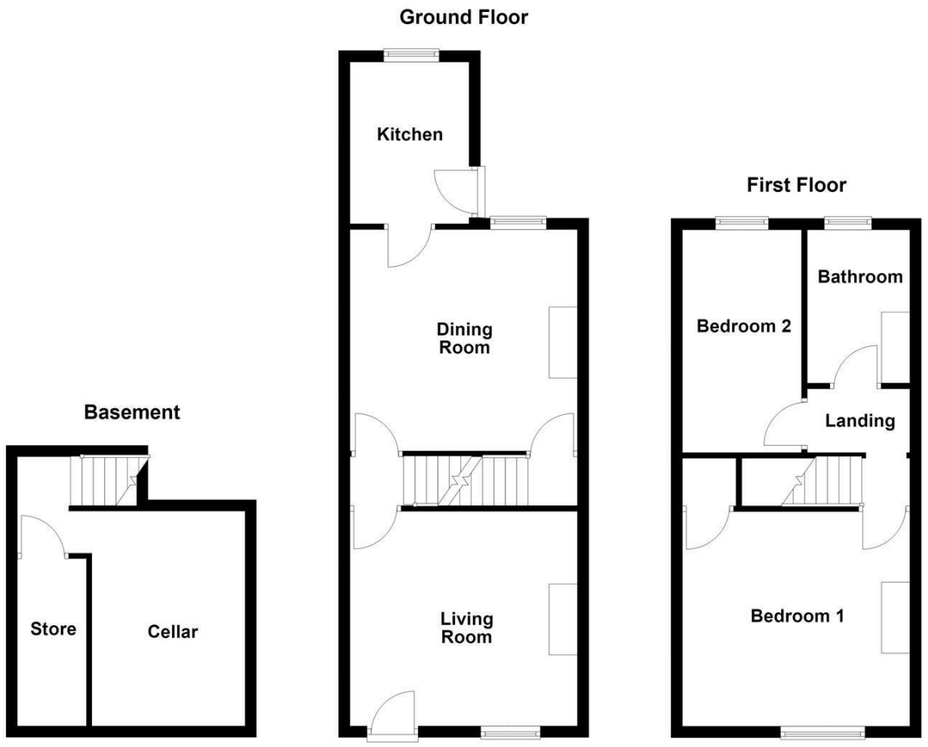

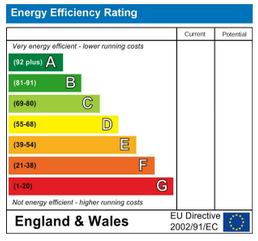

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

73 King Street, Normanton, WF6 1EP

For Sale Freehold £145,000

Situated on the well known King Street, just outside Normanton town centre, is this superbly presented two bedroom mid-terrace property with no onward chain. Offering well proportioned accommodation throughout, including generous reception space and a low maintenance enclosed rear garden, this attractive home is not to be missed.

The accommodation briefly comprises a welcoming living room, which leads into an inner hallway with a staircase rising to the first floor landing. The hallway also provides access to the dining room, which has steps leading down to the cellar and access into the kitchen. The kitchen is positioned at the rear of the property and provides access to the garden. To the first floor, the landing provides access to two well proportioned bedrooms and the house bathroom. Bedroom one also benefits from a useful over stairs storage cupboard with access to the loft. Externally, the property has a small buffer garden to the front, which is mainly pebbled and features a mature planted shrub. A pathway leads to the front entrance, with a low level boundary wall and gate providing access. The enclosed rear garden has been designed for easy maintenance and incorporates concrete and block-paved patio areas, ideal for outdoor dining and entertaining. There is also an artificial lawn and a timber canopy. The garden is fully enclosed by timber fencing, with gated access to the rear, making it suitable for both children and pets.

Normanton is a popular location for a range of buyers, including first-time buyers, professional couples and small families. A selection of shops, schools and local amenities can be found within easy reach, particularly in Normanton town centre. Local bus routes operate nearby, while Normanton railway station provides connections to destinations including Leeds and Sheffield. The property is also conveniently positioned close to the M62 motorway network, making it well suited to those who commute or travel further afield.

This property would make an ideal purchase for a range of buyers, including first time buyers and buy-to-let investors. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

CELLAR
12'5" x 13'2" (max) x 8'1" (min) (3.80m x 4.03m (max) x 2.48m (min))
Accessed from the dining room, with a separate cellar store, power and lighting.

LIVING ROOM
12'5" x 13'2" (max) x 9'5" (min) (3.80m x 4.02m (max) x 2.88m (min))
Composite front entrance door with glazed panel, UPVC double glazed window to the front, coving to the ceiling, picture rail, two central heating radiators and a decorative fireplace with stone hearth, exposed brick surround and wooden mantle. A doorway leads through to the inner hallway.

INNER HALLWAY
Staircase leading to the first-floor landing and a door providing access to the dining room.

DINING ROOM
12'8" x 13'1" (max) x 11'5" (min) (3.88m x 4.0m (max) x 3.50m (min))
Coving to the ceiling, ceiling rose, central heating radiator, access down to the cellar, door leading into the kitchen and a UPVC double glazed window to the rear.

KITCHEN
9'4" x 6'11" (2.85m x 2.12m)
UPVC double glazed window to the rear, frosted UPVC double glazed door leading to the rear garden and central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with integrated oven below, and space and plumbing for a washing machine.

FIRST FLOOR LANDING
Doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
12'4" x 13'1" (max) x 11'11" (min) (3.78m x 4.01m (max) x 3.65m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and access to an over-stairs storage cupboard with loft access.

BEDROOM TWO
7'0" x 12'9" (2.15m x 3.90m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM
8'10" x 5'3" (max) x 4'11" (min) (2.70m x 1.62m (max) x 1.52m (min))
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. The room also benefits from full wall tiling and houses the Ideal combination boiler.

OUTSIDE
To the front of the property is a small buffer garden, mainly pebbled with mature shrubs. A paved pathway leads to the front entrance, with a low level boundary wall and wrought iron gate providing access. The enclosed rear garden has been designed for easy maintenance and incorporates concrete and block paved patio areas, ideal for outdoor dining and entertaining. There is also an artificial lawn and timber canopy. The garden is fully enclosed by timber fencing, with gated access to the rear, making it suitable for both children and pets.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWING
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.