



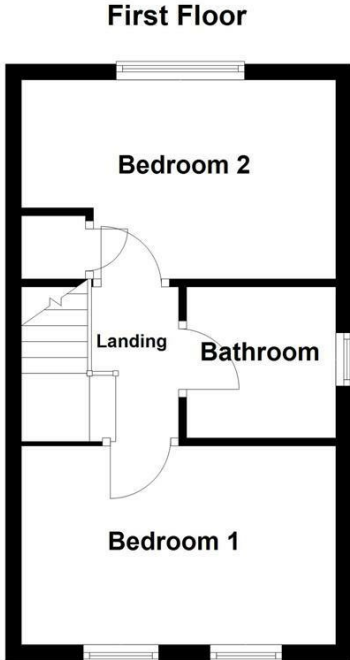
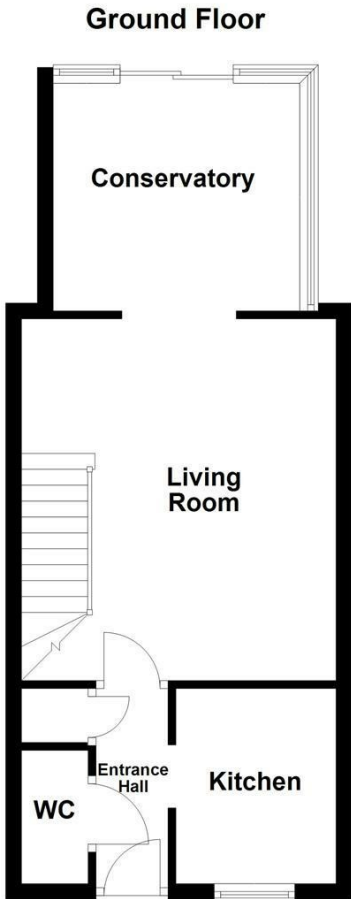
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



8 Kirkcaldy Fold, Normanton, WF6 1WP

For Sale Freehold £185,000

Nestled within a sought after modern development in a cul-de-sac, this superbly presented two bedroom townhouse offers well proportioned accommodation throughout. Boasting two ample reception spaces enhanced by a rear conservatory extension, along with front and rear gardens and off road parking, this is a property not to be missed.

The accommodation briefly comprises an entrance hall providing access to the kitchen, living room, downstairs WC, and a useful storage cupboard. The living room leads through to the conservatory, which in turn opens out onto the rear garden, and also benefits from a staircase rising to the first floor landing. To the first floor, the landing provides access to two double bedrooms, a storage cupboard, loft access, and a modern house bathroom. Externally, the front of the property features a well maintained lawned garden with planted borders, mature trees, shrubs, and seasonal flowers, along with a paved pathway leading to the front entrance. A tarmac driveway to the side provides off road parking for one vehicle. The enclosed rear garden is predominantly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also space for a garden shed, with the garden being fully enclosed by fencing, making it ideal for both pets and children.

Situated in the popular area of Normanton, the property is well suited to a range of buyers including first time purchasers, professional couples, and those looking to downsize while remaining close to local amenities. Shops, schools, and leisure facilities are all within easy reach, particularly within Normanton town centre. The area is well served by local bus routes, and Normanton train station offers excellent links to larger cities such as Leeds and Sheffield. For those commuting further afield, the M62 motorway is just a short drive away.

Only a full internal inspection will truly appreciate the quality and space on offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

8'1" x 2'11" [2.47m x 0.90m]

A front entrance door with a frosted glass panel leads into the hallway, providing access to the living room, downstairs WC, and a useful storage cupboard, along with an opening through to the kitchen.

KITCHEN

8'1" x 6'7" [2.47m x 2.02m]

Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. There is a four ring gas hob with partial tiled splashback and stainless steel extractor hood above, along with an integrated oven, plumbing for a washing machine, and space for a fridge freezer. A UPVC double glazed window overlooks the front aspect, and the Ideal combination boiler is also housed here.

DOWNSTAIRS W.C.

2'9" x 5'6" [0.85m x 1.68m]

Comprising a low flush WC and a wash hand basin set within a vanity unit with storage below and mixer tap. Additional features include a central heating radiator, extractor fan, and tiled splashback.

LIVING ROOM

12'11" x 15'1" [max] x 10'2" [min] [3.95m x 4.60m [max] x 3.10m [min]]

A spacious reception room featuring two central heating radiators, an electric fireplace with marble surround and wooden mantle, stairs rising to the first floor landing with a useful downstairs snug/storage area, and an opening through to the conservatory.



CONSERVATORY

9'2" x 10'8" [2.80m x 3.26m]

Constructed with UPVC double glazed windows and benefiting from a vaulted glass ceiling, this bright space includes UPVC double glazed sliding doors opening onto the rear garden.



FIRST FLOOR LANDING

6'2" x 6'5" [max] x 2'8" [min] [1.90m x 1.98m [max] x 0.83m [min]]

Providing loft access and doors leading to two bedrooms, and the house bathroom.

BEDROOM ONE

12'11" x 8'0" [3.95m x 2.45m]

A double bedroom with two UPVC double glazed windows to the front, a central heating radiator, and fitted wardrobes with three mirrored doors.



BEDROOM TWO

12'11" x 8'3" [max] x 9'4" [min] [3.95m x 2.52m [max] x 2.87m [min]]

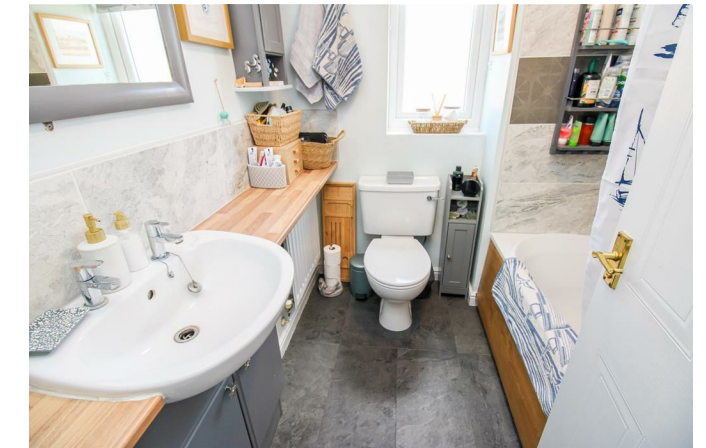
Featuring a UPVC double glazed window to the rear, central heating radiator, and a useful over stairs storage cupboard.



BATHROOM

6'4" x 6'5" [max] x 4'0" [min] [1.95m x 1.96m [max] x 1.24m [min]]

Comprising a low flush WC, a ceramic wash hand basin set within a vanity unit with storage below, and a panelled bath with electric shower attachment and partial tiling. Additional features include a central heating radiator, extractor fan, and a frosted UPVC double glazed window to the side.



OUTSIDE

To the front of the property is a lawned garden with planted borders featuring mature trees, shrubs, and flowers, along with a paved pathway leading to the entrance. A tarmac driveway to the side provides off-road parking for one vehicle. To the rear is a fully enclosed garden, mainly laid to lawn, incorporating a paved patio area ideal for outdoor dining and entertaining. There is also space for a timber built garden shed, with the enclosed nature of the garden making it ideal for both pets and children.



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.