



**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



**9 King Street, Normanton, WF6 1EW**

**For Sale Freehold £180,000**

Situated just outside Normanton town centre on King Street, this well proportioned three bedroom mid terrace property offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers. Boasting ample reception space, and an attractive enclosed rear garden, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with access to the first floor and a useful cellar with shelves, leading through to a well proportioned living room and separate dining room. The dining room provides access to the kitchen, which in turn leads to the cellar and rear garden. To the first floor, the landing provides access to three bedrooms, the house shower room, and a loft space. Externally, the property benefits from a buffer garden to the front, primarily pebbled with a stone paved pathway leading to the entrance, complemented by established shrubbery and enclosed by walls with an iron gate. To the rear, the garden is designed for low maintenance, featuring an artificial lawn and a block paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of walls and timber fencing, making it well suited for both children and pets, with gated rear access.

Normanton is a highly convenient and well connected location, appealing to first time buyers, young families, and professional couples alike. The property is within walking distance of a range of local shops, amenities, and well regarded schools, with Normanton town centre close by. Excellent transport links are available, including regular bus routes and Normanton train station, offering direct connections to Leeds and Sheffield. For those commuting further afield, the M62 motorway network is just a short drive away.

An internal inspection is highly recommended to fully appreciate the space, layout, and quality this charming home has to offer.



## ACCOMMODATION

### CELLAR

15'3" x 13'6" [max] x 10'4" [min] [4.66m x 4.12m [max] x 3.15m [min]]  
The cellar is fitted with power and lighting and houses the gas and electricity meters. Accessed via steps from the kitchen, it provides useful additional storage space.

### ENTRANCE HALL

Accessed via a composite front door with frosted glazed panel, the entrance hall features a central heating radiator, coving to the ceiling, staircase rising to the first floor landing, and doors leading to the living room and dining room.

### LIVING ROOM

11'5" x 13'5" [max] x 10'2" [min] [3.50m x 4.10m [max] x 3.12m [min]]  
A well proportioned reception room featuring a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and decorative dado rail. The focal point of the room is an electric fireplace with marble surround and wooden mantel.



### DINING ROOM

11'10" x 14'2" [max] x 10'5" [min] [3.62m x 4.32m [max] x 3.20m [min]]  
UPVC double glazed French doors opening onto the rear garden, this spacious dining area also benefits from a central heating radiator and open access through to the kitchen.

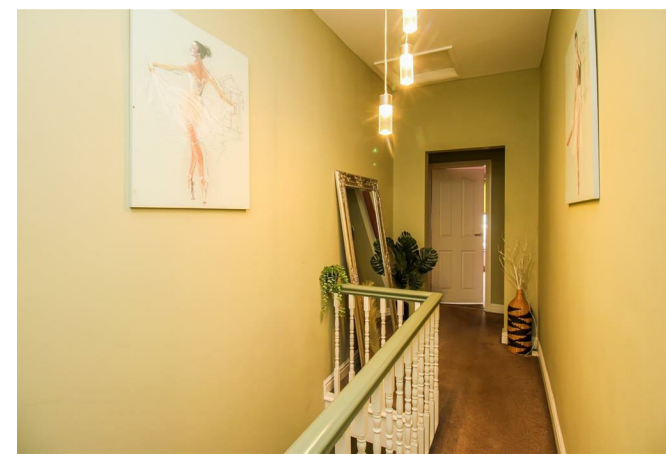


### KITCHEN

10'9" x 8'4" [3.30m x 2.56m]  
Fitted with a range of modern wall and base units with complementary work surfaces, incorporating a composite 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. There is space and plumbing for a gas cooker, washing machine, and fridge freezer. The kitchen also houses the main combi boiler, has a UPVC double glazed window to the rear, a timber door providing access to the garden, and stairs leading down to the cellar.

### FIRST FLOOR LANDING

Providing access to the loft and doors leading to three bedrooms and the house shower room.



### BEDROOM ONE

14'2" x 8'7" [4.34m x 2.62m]  
A generous double bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

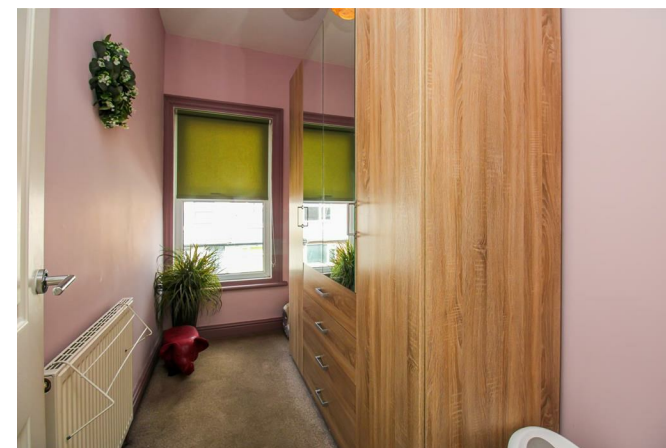
### BEDROOM TWO

9'5" x 13'4" [max] x 8'2" [min] [2.88m x 4.08m [max] x 2.51m [min]]  
A further well sized bedroom with a UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

10'0" x 5'4" [3.07m x 1.65m]  
A single bedroom with a UPVC double glazed window to the front elevation and central heating radiator.



### SHOWER ROOM

11'0" x 8'4" [3.35m x 2.54m]  
Fitted with a low flush WC, pedestal wash basin with mixer tap, and a

walk in double shower cubicle [1.7m] with mains fed shower and glass screen. Additional features include a UPVC double glazed frosted window to the rear, central heating radiator, and partial wet wall panelling.



### OUTSIDE

To the front, the property benefits from a low maintenance buffer garden, mainly pebbled with a stone paved pathway leading to the entrance, enclosed by walls with an iron gate. To the rear, the garden is also designed for low maintenance, featuring an artificial lawn and a block paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of walls and timber fencing, with gated rear access, making it ideal for both children and pets.



### 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.

### VIEWINGS

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