



**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.



**10 The Grove, Normanton, WF6 1AE**

**For Sale Freehold £165,000**

Situated in Normanton is this two bedroom, mid terraced property with driveway parking, a modern fitted kitchen and ample reception space.

The property briefly comprises an entrance hall leading into a well proportioned lounge featuring an electric fireplace, with a staircase rising to the first floor. From the lounge, access is provided to a separate sitting/dining room, also benefiting from an electric fireplace, which in turn leads into a refurbished galley style kitchen fitted with a range of integrated appliances. The kitchen provides access to the rear yard and also to the cellar, which is currently utilised for storage. To the first floor, the landing provides access to the loft space, two generously sized double bedrooms, and a modern four piece bathroom suite. Externally, the property offers a low maintenance paved driveway to the front, providing off street parking for one vehicle, with additional permit parking available on the street. To the rear, there is an enclosed, south facing, low maintenance yard, bounded by brick and concrete walls. The yard also benefits from access to an outbuilding with power, offering excellent potential for conversion into a home office (subject to the necessary works), and incorporating a low flush WC.

Further benefits include UPVC double glazing and gas central heating throughout. Ideally suited to first time buyers and young families, the property is conveniently located close to a wide range of local nurseries, primary and secondary schools. Normanton town centre and train station are within easy reach, along with excellent motorway links, all accessible within a short commute.

Offered to the market with vacant possession and no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation on offer.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall. The hallway features carpeted flooring, a central heating radiator, a staircase rising to the first floor, and access into the living room, dining room, and kitchen.

### LIVING ROOM

12'0" x 12'1" [3.68m x 3.70m]

A well proportioned reception room with carpeted flooring, central heating radiator, a double glazed UPVC window to the front elevation, an electric fireplace, and coving to the ceiling.



### DINING ROOM

12'6" x 12'0" [3.82m x 3.68m]

Featuring carpeted flooring, a central heating radiator, electric

fireplace, and a double glazed UPVC window to the rear elevation. This room provides open access into the kitchen.



### KITCHEN

9'2" x 6'10" [2.80m x 2.10m]

A refurbished galley style kitchen fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink unit with mixer tap and drainer, and tiled splashbacks. There is an Ideal gas combination boiler housed within this space, along with a double glazed UPVC window to the side elevation and a UPVC door leading out to the rear yard. Integrated appliances include a Hotpoint double oven, four ring gas hob with stainless steel extractor hood above, with additional space and plumbing for a washing machine, dishwasher, and space for an integrated fridge freezer. The kitchen also provides access down to the cellar, which is currently used for storage and split into two sections.

## FIRST FLOOR LANDING

To the first floor, the landing is carpeted and provides access to two double bedrooms and the house bathroom, as well as loft access.

### BEDROOM ONE

15'4" x 11'7" [4.69m x 3.55m]

A spacious double bedroom featuring a central heating radiator, and a double glazed UPVC window to the front elevation.



### BEDROOM TWO

10'1" x 10'11" [3.08m x 3.33m]

A double bedroom with a central heating radiator, double glazed UPVC window to the rear elevation, and fitted wardrobes.



### BATHROOM

9'2" x 6'10" [2.80m x 2.09m]

A modern four piece suite comprising a panelled bath with mixer taps, a separate shower enclosure with shower attachment and mixer tap, low flush WC, and pedestal wash basin. The room is fully tiled from floor to ceiling, with a chrome heated towel rail and a frosted double glazed UPVC window to the side elevation.



## OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for one vehicle. To the rear elevation, there is a low maintenance concrete yard with access to a brick built outbuilding featuring a timber single glazed window to the side elevation. The outbuilding benefits from wiring (currently not connected) and access to a WC. The property benefits from views over a school playing field and churchyard.



## 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 Wakefield office and they will be pleased to arrange a suitable appointment.