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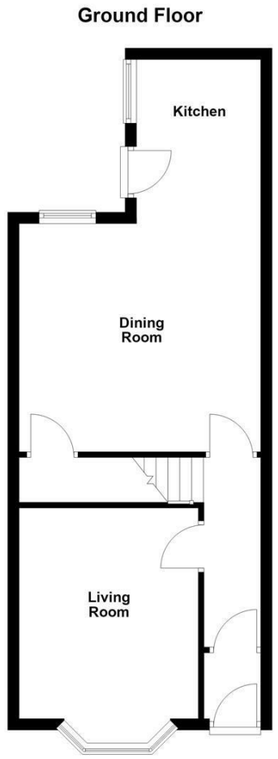
For Sale Freehold £150,000

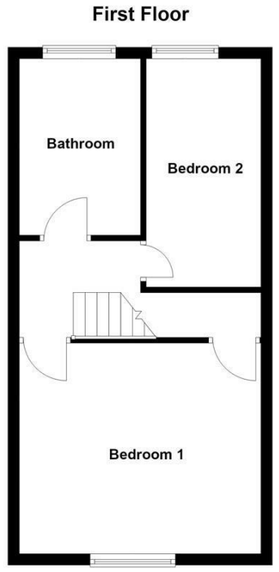
A well proportioned and freshly redecorated two bedroom traditional terraced home, offering useful cellar storage and additional attic space, all situated in a highly convenient location on the fringe of Normanton town centre.

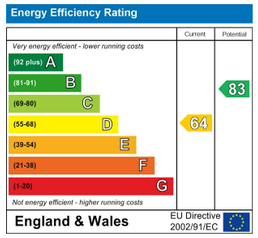
Benefitting from gas fired central heating and double glazed windows, this comfortable and well presented home is entered via a welcoming entrance hall, which leads through into the main reception hall. The living room is positioned to the front of the property and features an attractive fireplace together with a bay window providing plenty of natural light. To the rear is a generously sized dining room with an archway leading through to the fitted kitchen. To the first floor are two double bedrooms together with a bathroom fitted with a modern white and chrome three piece suite. The property also benefits from useful cellar storage and additional attic space. Externally, the property has a buffer style garden to the front, while to the rear is a lawned garden with gated access leading out to the back lane.

The property is conveniently situated within easy reach of the wide range of shops, schools and recreational facilities available in Normanton town centre. Normanton also benefits from its own railway station, while the national motorway network is readily accessible, making the property particularly convenient for commuters.

This attractive home would make an ideal purchase for first time buyers, professional couples, small families or investors alike, and an early viewing is highly recommended.







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.



ACCOMMODATION

ENTRANCE HALL
New UPVC front entrance door leading into the entrance hall, with an inner door providing access to the reception hall.

RECEPTION HALL
Staircase providing access to the first floor.

LIVING ROOM
12'1" x 10'5" (3.70m x 3.20m)
Splayed bay window overlooking the front elevation, double central heating radiator and feature fireplace with ornate surround, marbled insert and hearth, housing a living flame coal effect gas fire.



DINING ROOM
14'1" x 13'1" (4.30m x 4.0m)
Window overlooking the rear garden, double central heating radiator and door providing access to the cellar head. Open archway leading through to the adjoining kitchen.



KITCHEN
9'2" x 6'10" (2.80m x 2.10m)
Fitted with a range of light wood grain effect wall and base units with contrasting laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, five ring stainless steel gas hob, built-in oven and space and plumbing for a washing machine. Window and external door to the side elevation.

CELLAR
Useful cellar storage divided into two separate rooms, providing valuable additional space.

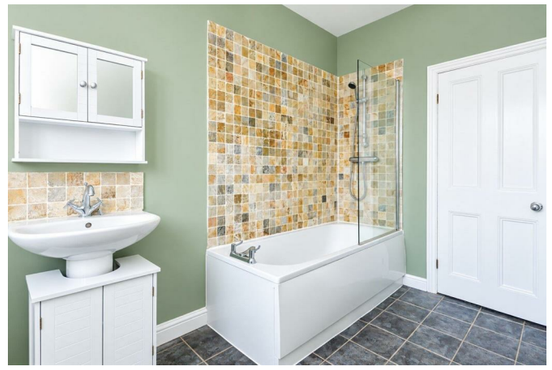
BEDROOM ONE
14'1" x 12'1" (4.30m x 3.70m)
Window overlooking the front elevation and central heating radiator. Door opening onto a ladder style staircase providing access to the attic.



BEDROOM TWO
13'1" x 6'6" (4.0m x 2.0m)
Double bedroom with window overlooking the rear elevation and central heating radiator.



BATHROOM
10'2" x 7'2" (3.10m x 2.20m)
Frosted window overlooking the rear elevation and fitted with a modern white and chrome three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low flush W.C. Double central heating radiator and extractor fan.



LOFT ROOM
Accessed via a ladder style staircase from the principal bedroom and providing useful additional space, with potential for further development subject to obtaining all necessary statutory consents.

OUTSIDE
To the front of the property is a buffer style garden. To the rear is a larger garden area, predominantly laid to lawn, with gated access leading onto the back lane.



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.