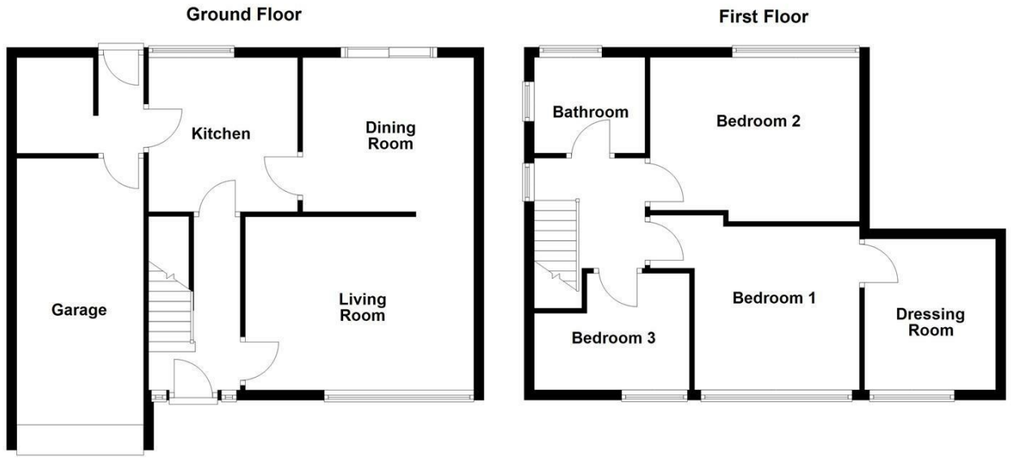
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844





146 Queen Elizabeth Drive, Normanton, WF6 1LS

For Sale Freehold £175,000

A deceptively spacious three bedroom semi detached family home, benefitting from off street parking, an attached garage and an enclosed rear garden.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming entrance hall leading into a good sized living room. To the rear, there is a separate dining room with patio doors opening onto the garden, which in turn links through to the adjoining kitchen fitted with a range of units and integrated cooking facilities. To the side of the property is a useful rear entrance porch and utility area, providing access through to the rear of the attached garage. To the first floor, the principal bedroom is positioned to the front and leads into an adjoining dressing room. There are two further well proportioned bedrooms, all served by a modern family bathroom. Externally, the property enjoys a neat garden to the front along with driveway parking leading to the attached garage. To the rear, there is a generous garden laid mainly to lawn, complemented by a block paved patio area ideal for outdoor seating, along with a small summer house.

The property is situated in a popular residential area on the southern fringe of Normanton, within easy reach of a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in Normanton town centre, which also offers a railway station and convenient access to the motorway network.

Only a full internal inspection will fully appreciate the space and potential this home has to offer. 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

RECEPTION HALL
11'1" x 5'10" (3.4m x 1.8m)
UPVC front entrance door with side screens, central heating radiator, staircase to the first floor and understairs storage cupboard.

LIVING ROOM
15'1" x 10'9" (4.6m x 3.3m)
Large window to the front elevation, central heating radiator and feature fireplace with living flame coal effect gas fire.



DINING ROOM
11'1" x 9'6" (3.4m x 2.9m)
Sliding patio doors to the rear garden and double central heating radiator.



KITCHEN
9'10" x 9'10" (3.0m x 3.0m)
Window overlooking the rear garden, fitted with a range of white fronted wall and base units with contrasting dark laminate worktops and tiled splashbacks, inset sink unit, four ring electric hob with extractor hood over, built in oven, space for under counter fridge and plumbing for a slimline dishwasher, with double central heating radiator.

REAR PORCH
6'2" x 2'11" (1.9m x 0.9m)
UPVC door to the rear and access through to the garage.

UTILITY ROOM
5'10" x 4'11" (1.8m x 1.5m)
High level window to the rear, providing space for appliances.

GARAGE
18'4" x 8'6" (5.6m x 2.6m)
Up and over door to the front, high level window to the side and space and plumbing for a washing machine.

FIRST FLOOR LANDING
Frosted window to the side, central heating radiator and built in linen cupboard.

BEDROOM ONE
11'1" x 11'1" (3.4m x 3.4m)
Window to the front elevation, central heating radiator and built in cupboard housing the hot water cylinder.



DRESSING ROOM
9'10" x 8'6" (3.0m x 2.6m)
Window to the front elevation, range of fitted wardrobes with sliding doors and double central heating radiator.



BEDROOM TWO
14'1" x 10'2" (4.3m x 3.1m)
Window overlooking the rear garden and central heating radiator.



BEDROOM THREE
10'2" x 8'2" (3.1m x 2.5m)
Window to the front elevation, central heating radiator and over bulkhead storage cupboard.

BATHROOM/W.C.



OUTSIDE
To the front, driveway parking leading to the attached garage with a garden area incorporating shrubs and a patio leading to the entrance. To the rear, a larger enclosed garden with block paved patio seating area, lawn, established beds and borders and a small summer house.



PLEASE NOTE
Interested purchasers should note that a portion of this property is a flying freehold, which may affect the availability of mortgage finance. The property is also cross wall construction. Please ask for further details.

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.

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

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