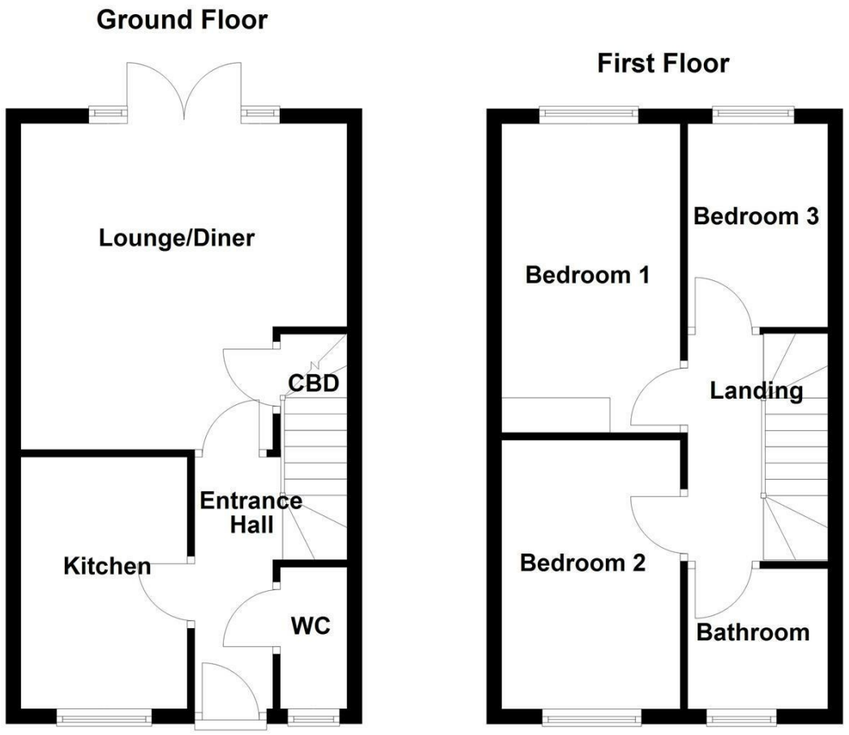
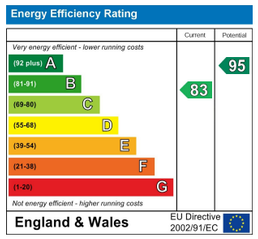




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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



59 Oak Way, Normanton, WF6 2FR

For Sale Freehold £222,500

Located on a modern and attractive development is this well presented three bedroom end townhouse, offering spacious and well designed accommodation throughout.

The ground floor comprises an entrance hall with access to a modern downstairs WC, a stylish kitchen fitted with integrated appliances and a spacious lounge diner to the rear. The living area benefits from French doors opening onto the rear garden and a useful understairs storage cupboard. To the first floor, the landing provides access to three good sized bedrooms and a contemporary three piece house bathroom. Bedroom one benefits from fitted double wardrobes. There is also loft access from the landing. Externally, the property enjoys two parking spaces to the front, together with a covered porch and wall mounted up and down lighting. A paved pathway runs down the side of the property through a timber gate, leading to the enclosed rear garden. The rear garden features a paved patio area ideal for outdoor dining, overlooking an attractive lawn, and is fully enclosed by timber fencing. The property also benefits from a wireless alarm system.

The property is conveniently situated close to Normanton town centre, which offers a supermarket and railway station. There is excellent access to the M62 motorway, making it ideal for commuters, along with regular bus routes to and from Wakefield, Castleford and Pontefract.

Offered to the market with no chain, a quality home in a popular location. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall with central heating radiator, staircase with handrail to the first floor and laminate flooring. Doors lead to the downstairs WC, kitchen and lounge diner.

W.C.
2'11" x 6'2" (0.89m x 1.88m)
Fully tiled floor, pedestal wash basin with mixer tap and tiled splashback, low flush WC, UPVC double glazed frosted window to the front elevation and extractor fan.

KITCHEN
7'3" x 11'1" (2.23m x 3.38m)
Fitted with a range of wall and base units with laminate work surfaces and upstands, 1½ stainless steel sink and drainer with swan neck mixer tap, integrated twin oven and grill with separate four ring gas hob, stainless steel splashback and cooker hood. Integrated 70/30 fridge freezer, integrated Zanussi dishwasher and integrated Zanussi washing machine. Concealed condensing boiler within a cupboard, inset ceiling spotlights, laminate flooring, central heating radiator and UPVC double glazed window to the front elevation.

LOUNGE/DINER
14'3" x 14'3" (4.35m x 4.36m)
UPVC double glazed French doors to the rear garden with glazed side panels, central heating radiator, under stairs storage cupboard and wall mounted programmer providing zoned heating control.





FIRST FLOOR LANDING
Loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE
7'10" x 13'6" (2.40m x 4.13m)
Fitted double wardrobe with double doors, UPVC double glazed window to the rear elevation, central heating radiator and wall mounted heating control.



BEDROOM TWO
7'10" x 11'9" (2.41m x 3.59m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE
8'11" x 6'2" (2.73m x 1.88m)
UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.
6'1" x 6'1" (1.87m x 1.87m)
Modern three piece suite comprising panelled bath with glass shower screen and mixer tap with rainfall shower attachment, low flush WC and wash basin set within high gloss vanity unit. Fully tiled floor, tiled walls around the bath, chrome heated towel radiator, UPVC double glazed frosted window to the front elevation and extractor fan.



OUTSIDE
Externally to the front are two tarmac off road parking spaces, a covered porch with up and down lights and a paved pathway leading down the right hand side with low maintenance pebbled edging and timber gate access to the rear garden. The rear garden incorporates a paved patio area and lawn, enclosed by timber fencing on all three sides, with a water point and sensor operated outside light.



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.

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.