WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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22 Neville Street, Normanton, WF6 1HU

For Sale Freehold £160,000

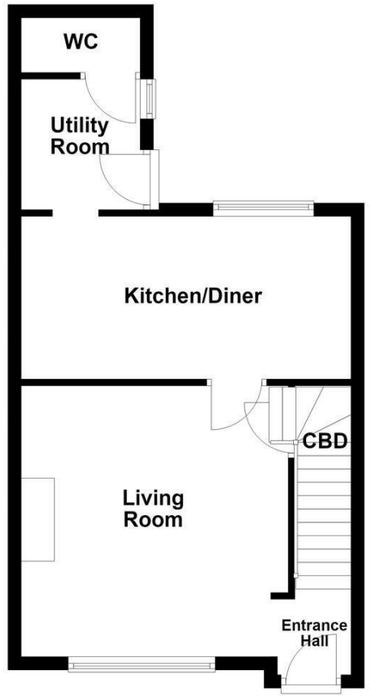
A superb opportunity to purchase this well presented two bedroom mid terrace home, benefitting from off road parking for two vehicles to the front and an attractive enclosed rear garden.

The accommodation begins with an entrance hall and staircase to the first floor, with an opening leading into the living room. The living room features fixed shelving and built-in storage around the chimney breast, together with access to a useful understairs cupboard and the modern kitchen diner. The kitchen diner is fitted with a range of high gloss units and integrated appliances and opens through into a separate utility room, with the downstairs W.C. positioned beyond. To the first floor are two double bedrooms and a well appointed three piece house bathroom, with loft access from the landing. Externally, to the rear are two Indian stone paved patio areas with an attractive lawn between, together with a timber shed, outside water connection and external lighting. The garden is fully enclosed by timber fencing and benefits from gated rear access.

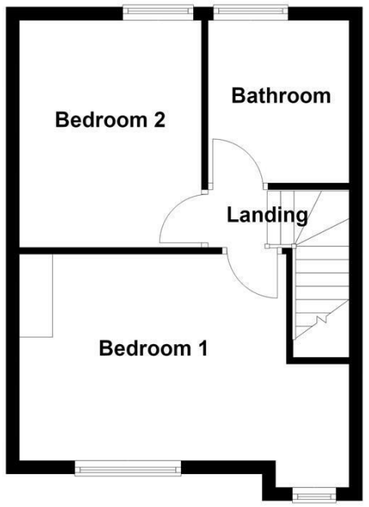
The property is well placed for local amenities and schools, with Normanton town centre nearby offering a supermarket, railway station and further everyday facilities. The M62 motorway network is also within easy reach for those travelling further afield.

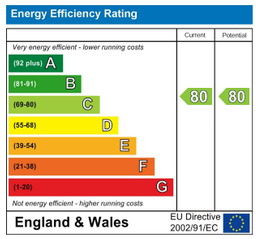
Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.

Ground Floor



First Floor





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.



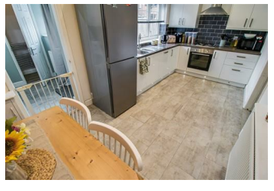
ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall.L aminate flooring, central heating radiator and staircase with chrome handrail providing access to the first floor landing. Opening through into the living room.

LIVING ROOM
13'5" x 13'1" (4.09 x 4.00)
UPVC double glazed window overlooking the front aspect and central heating radiator. Fixed shelving to either side of the chimney breast with built-in storage cupboards below. Two doors provide access to the understairs storage cupboard and kitchen diner.

KITCHEN DINER
16'6" x 8'0" (5.03m x 2.46m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, four ring gas hob with extractor hood above and integrated full size Lamona dishwasher. Space for a large freestanding fridge freezer. Feature timber clad wall to one side, laminate tiled flooring, central heating radiator and inset spotlights to the ceiling. UPVC double glazed window overlooking the rear aspect. Opening through into the utility room.





UTILITY ROOM
6'5" x 5'10" (1.97m x 1.80m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. Space and plumbing for a washing machine beneath the counter. Laminate tiled flooring, inset spotlights to the ceiling, loft access and central heating radiator. UPVC double glazed side entrance door and UPVC double glazed window overlooking the side aspect. Door providing access into the downstairs W.C.



DOWNSTAIRS W.C.
4'11" x 2'8" (1.52m x 0.82m)
Fitted with a low flush W.C. and wash basin with mixer tap, tiled splashback and high gloss vanity cupboard below. Laminate flooring and wall mounted extractor fan.

FIRST FLOOR LANDING
Doors provide access to two double bedrooms and the house bathroom. Loft access to fully boarded loft with ladders.

BEDROOM ONE
16'7" x 12'0" (5.06 x 3.67)
Two UPVC double glazed windows overlooking the front elevation and central heating radiator.



BEDROOM TWO
11'3" x 8'7" (3.44m x 2.64m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Feature half-height timber clad wall.



HOUSE BATHROOM
8'2" x 7'4" (2.49 x 2.26)
Fitted with a three piece suite comprising low flush W.C. with concealed cistern, wash basin with chrome mixer tap set within a high gloss vanity unit and panelled bath with mixer tap. Separate mixer shower over the bath with overhead shower head and handheld shower attachment, together with glazed shower screen. Part tiled walls, laminate flooring and chrome ladder style heated towel radiator. UPVC ceiling cladding with chrome trim, inset spotlights and wall mounted extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a double width pebbled driveway providing off road parking for two vehicles. To the rear are two Indian stone paved patio areas, with the first arranged in an L-shape around the utility and downstairs W.C. An attractive lawned garden lies between the two patio areas, with a timber shed positioned in the corner. The garden is enclosed by timber panel fencing to three sides, with a timber gate providing access to the rear. External water connection beneath the kitchen window and sensor-operated outside lighting.



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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.