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#### IMPORTANT NOTE TO PURCHASERS

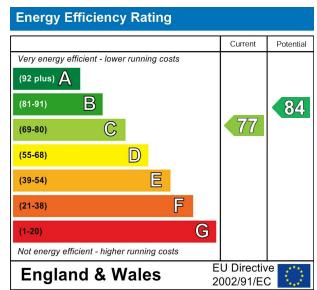
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 36 Gleneagles Drive, Normanton, WF6 1WD

**For Sale Leasehold £110,000**

Located on this modern and attractive development is this first floor apartment benefitting from an allocated parking space, UPVC double glazing and electric heating.

The accommodation briefly comprises communal entrance lobby with stairs to the first floor, private entrance hall, living room, kitchen/diner, two bedrooms and bathroom/w.c. Outside, the property has one allocated parking space and well maintained communal garden areas.

Normanton itself is well placed for access to the M62 motorway network and has its own railway station with links to Leeds and further afield. A range of amenities are close at hand including local shops and bus routes.

A viewing is recommended to fully appreciate the accommodation on offer.

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## ACCOMMODATION

### ENTRANCE HALL

Accessed via a solid wooden fire door with laminate flooring and doors leading to two bedrooms, the bathroom, the living room, an airing cupboard, and a separate storage cupboard.

### BATHROOM/W.C.

2.72m x 1.69m

Comprising a three piece suite including a panelled bath with twin taps and a separate mixer shower over, shower curtain, fully tiled walls around the bath area, pedestal wash hand basin with mixer tap, low flush w.c., half tiled walls, white electric radiator, wall mounted electric heater and ceiling mounted extractor fan.



### BEDROOM ONE

3.47m x 4.05m

Two UPVC double glazed windows overlooking the front elevation, an electric wall mounted heater, coved ceiling, and fitted double wardrobes with mirrored doors.



### BEDROOM TWO

2.57m x 2.42m

UPVC double glazed window to the front elevation and an electric wall mounted heater.



### LIVING ROOM

13'1" [max] x 11'0" [min] x 4.01m [max] x 3.37m [min] x 3.68m

A bright and spacious room with a walk in bay comprising three UPVC double-glazed windows to the front elevation, electric panel heater, ceiling spotlights, and an opening through to the kitchen. Laminate flooring continues through both the living room and kitchen.

### KITCHEN/DINER

1.97m x 5.28m

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Inset sink and drainer with black mixer tap, plumbing and space for a washing machine and dishwasher, integrated oven and grill, four ring induction hob with glass splashback and extractor hood above, UPVC double-glazed window to the side elevation, and space for a freestanding fridge freezer.



### OUTSIDE

The property has one allocated parking space, pleasant communal garden areas and bin store.



### LEASEHOLD

The service charge is £1367.36 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 101 years (2026). A copy of the lease is held on our file at the Normanton office.

### 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.