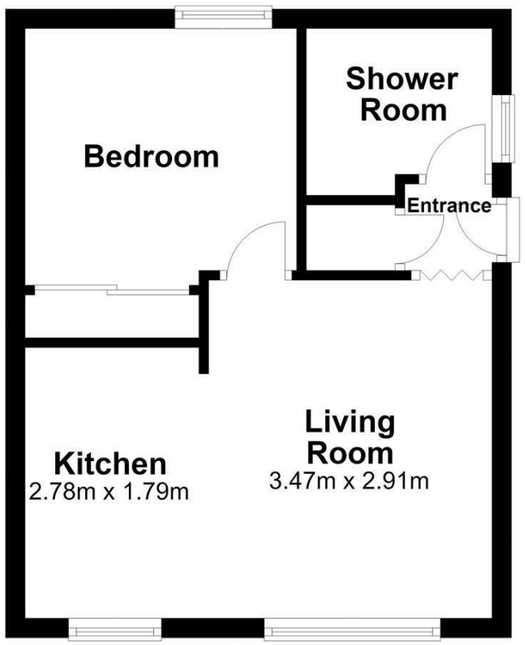
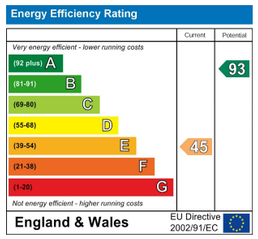
Ground Floor





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.

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

1 The Mews, Normanton, WF6 2RX

For Sale Freehold £110,000

Set back from the main roadside is this superbly appointed one bedroom semi detached bungalow, offering well presented and easy to maintain accommodation ideally suited to a range of buyers. Benefitting from UPVC double glazing and electric panel heaters throughout, the property is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, modern shower room, open plan living room/kitchen and a double bedroom. Externally, to the side is a low maintenance artificial lawned area together with off road parking for one vehicle. To the front is an attractive lawned garden incorporating a paved patio area, ideal for outdoor seating and entertaining.

The property is conveniently situated for a range of local amenities, including shops and schools, with regular bus services operating nearby and good access to the motorway network.

Offered for sale with no onward chain, the property would make an ideal purchase for a first time buyer, couple, investor or those looking to downsize. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

Composite entrance door leading into the entrance hall. Laminate flooring and doors providing access to the open plan living kitchen, shower room and airing cupboard.

SHOWER ROOM

5'2" x 5'1" (1.60m x 1.55m)

Fitted with a low flush W.C., wash basin set over vanity cupboards and corner shower enclosure with electric shower. Fully tiled walls and flooring, electric chrome heated towel radiator, recessed spotlights to the ceiling and frosted UPVC double glazed window overlooking the front elevation.

OPEN PLAN LIVING KITCHEN

14'8" x 11'5" (max) x 8'11" (min) (4.49m x 3.49m (max) x 2.74m (min))

Laminate flooring throughout and a modern feature fire surround incorporating an electric fire. UPVC double glazed windows overlook the side elevation. The kitchen area is fitted with a contemporary range of wall and base units with matching work surfaces over, incorporating a sink and drainer. Space and plumbing for a washing machine, space for a fridge freezer, integrated oven and grill, four ring electric hob and stainless steel extractor hood above. A door provides access to the bedroom.

BEDROOM ONE

9'1" x 8'4" (max) (2.79m x 2.56m (max))

UPVC double glazed window overlooking the side elevation, wall mounted electric heater and loft access. Fitted wardrobes with sliding doors and a modern feature fire surround incorporating an electric fire.

OUTSIDE

To the front is an attractive lawned garden incorporating a stone flagged patio area. To the side of the property is a low maintenance artificial lawned garden area together with off street parking for one vehicle.

PLEASE NOTE

Please Note: There is no gas supply to the property and heating is provided by electric panel heaters.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.