



WAKEFIELD  
01924 291 294

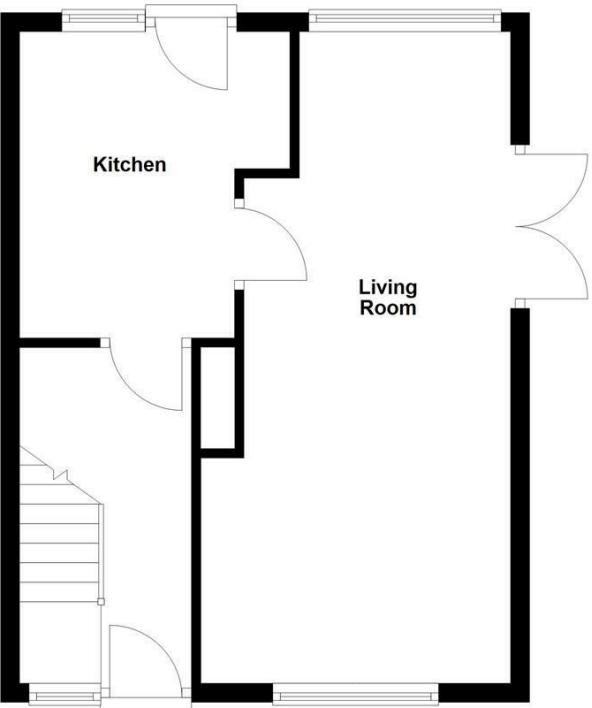
OSSETT  
01924 266 555

HORBURY  
01924 260 022

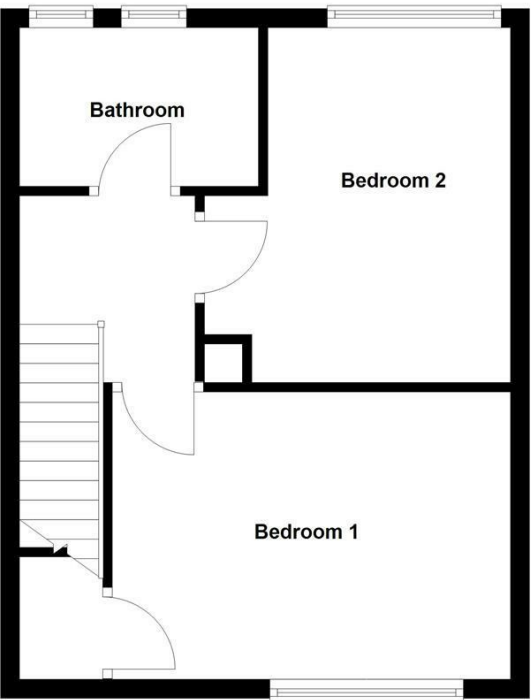
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

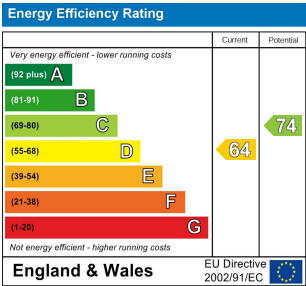


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 105 Queensway, Normanton, WF6 1NB

### For Sale Freehold £130,000

A well proportioned, two bedroom end townhouse occupying a larger than average plot with gardens to three sides and additional storage sheds. Featuring a gas fired central heating system and sealed unit double glazed windows, the property offers an excellent opportunity for cosmetic upgrading.

This deceptively spacious house is entered through a welcoming reception hall that leads into a generously sized living room with windows to both the front and rear, as well as French doors opening onto the side garden. The kitchen is fitted with a good range of units, while the first floor provides two well sized double bedrooms, both served by a bathroom fitted with a white three piece suite. Externally, the property benefits from attractive gardens to three sides, including lawns to the front and side, and a block paved patio area to the rear. There is also a brick built storage shed alongside additional wooden storage sheds.

The property is situated in a popular residential area within easy reach of a good range of local shops, schools, and recreational facilities. A broader selection of amenities is available in the nearby town centre of Normanton, which also offers its own railway station and convenient access to the national motorway network.





## ACCOMMODATION

### ENTRANCE HALL

11'5" x 5'10" [3.5m x 1.8m]

UPVC front entrance door into the entrance hall, UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing.

### LIVING ROOM

22'7" x 10'9" [max] [6.9m x 3.3m [max] ]

UPVC double glazed windows to the front an rear, French doors leading to the side garden, two central heating radiators, feature fireplace with wooden surround and marble inset hearth and living flame coal effect gas fire.



### KITCHEN

10'5" x 7'6" [min] [3.2m x 2.3m [min]]

UPVC double glazed window and door to the rear, door into the living room. Fitted with a good range of wood effect wall and base units with laminate worktops incorporating a stainless steel sink unit. Includes a four ring gas hob with filter hood over, built in oven, and space/plumbing for a washing machine.

### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the bathroom.

### BEDROOM ONE

13'9" x 9'10" [4.2m x 3.0m]

UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard.



### BEDROOM TWO

12'1" x 8'6" [3.7m x 2.6m]

UPVC double glazed window to the rear, central heating radiator, built in double fronted cupboard housing the boiler.



### BATHROOM

8'2" x 5'6" [2.5m x 1.7m]

Two frosted UPVC double glazed windows to the rear, tiled walls. Fitted with a three piece suite comprising a panelled bath with electric shower over and folding glazed screen, pedestal wash basin and low flush W.C..



### OUTSIDE

To the front, the property has a lawned garden with specimen shrubs and a pathway that runs through gates to the rear. The gardens continue around the side of the house where there is a further lawned area as well as a large and small wooden shed. To the rear of the house there is a block paved patio seating area together with a brick built storehouse.



### 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.

### 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.