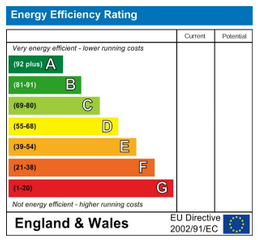


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



105 King Street, Normanton, WF6 1EP

For Sale Freehold £130,000

Situated on King Street in Normanton, just outside the town centre, is this deceptively spacious two bedroom mid terrace home, offering well proportioned accommodation with two good sized double bedrooms, generous reception space and a low maintenance enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into both the living room and dining room. The dining room provides access down to the cellar and through into the kitchen, which in turn leads to a further hallway and the ground floor bathroom. To the first floor are two generous double bedrooms, with bedroom one benefitting from an overstairs storage cupboard incorporating loft access. Externally, to the front is a low maintenance courtyard style buffer garden enclosed by walling with gated access. To the rear is a further low maintenance courtyard garden with a useful brick built outbuilding and double iron gates providing potential for off road parking.

Normanton is a popular location for a range of buyers including first time buyers, professional couples, small families and investors. Shops, schools and everyday amenities are all within easy reach, with a wider selection available in Normanton town centre.

The town also benefits from its own railway station, providing connections towards Leeds, Sheffield and York, while the M62 motorway network is readily accessible for those travelling further afield.

Requiring a degree of modernisation but offering excellent potential, only a full internal inspection will truly reveal everything this spacious home has to offer. An early viewing is highly recommended.



ACCOMMODATION

CELLAR
12'7" x 6'0" (3.86m x 1.83m)
Useful cellar providing additional storage space. Lighting, gas meter and electric meter.

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. Staircase providing access to the first floor landing, coving to the ceiling, dado rail and central heating radiator. Frosted single glazed timber framed window looking through into the living room. Doors provide access to the living room and dining room.



LIVING ROOM
12'7" x 9'8" (3.85m x 2.95m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator. Feature electric fireplace with timber surround and mantle.



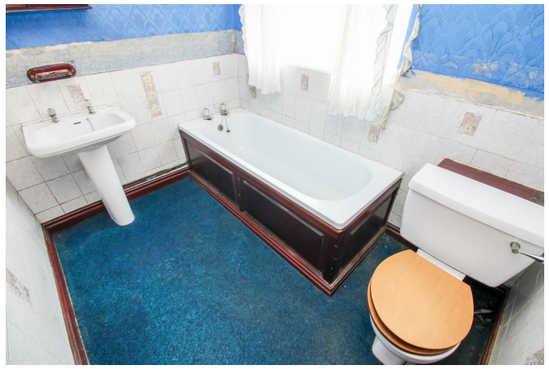
DINING ROOM
12'11" x 13'0" (3.95m x 3.97m)
UPVC double glazed window overlooking the rear elevation. Feature gas fireplace with marble hearth. Coving to the ceiling, dado rail and central heating radiator. Doors provide access into the kitchen and down to the cellar.

KITCHEN
9'4" x 6'9" (2.85m x 2.06m)
UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed side entrance door. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, space for an under-counter fridge or freezer and space for a freestanding cooker. Central heating radiator and door providing access into a further hallway.



INNER HALLWAY
Useful fitted storage cupboard and access into the bathroom.

BATHROOM
7'10" x 5'11" (2.40m x 1.82m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath. Part tiled walls, central heating radiator, extractor fan and coving to the ceiling.



FIRST FLOOR LANDING
Coving to the ceiling and dado rail. Doors provide access to bedrooms one and two.

BEDROOM ONE
13'1" x 12'6" (4.00 x 3.82)
UPVC double glazed window overlooking the front elevation. Useful overstairs storage cupboard incorporating loft access.



BEDROOM TWO
12'11" x 13'0" (3.95m x 3.97m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



OUTSIDE
To the front is a low maintenance concrete courtyard style buffer garden enclosed by walling, with an iron gate providing access. To the rear is a further low maintenance concrete courtyard style garden, providing an ideal space for outdoor dining and entertaining. Double iron gates to the rear provide access from the back of King Street and offer potential for off road parking. Brick built outbuilding providing useful external storage. The garden is enclosed by a combination of walling and iron fencing, making it suitable for both children and pets.



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.