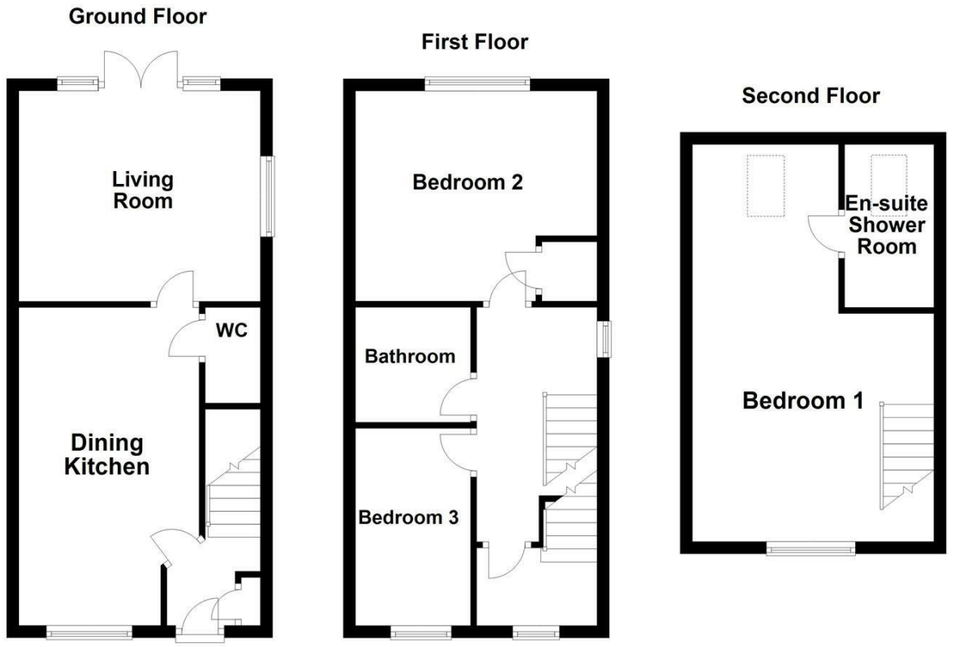
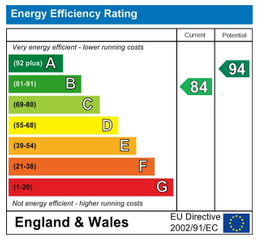




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Buckthorne Court, Normanton, WF6 2FJ

For Sale Freehold £250,000

A larger style three bedroom semi detached house with a large en suite bedroom to the top floor and a lovely landscaped garden to the rear, situated in this popular modern development on the fringe of town.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable deceptively spacious family home is approached via a welcoming entrance hallway that opens into a good sized dining kitchen that overlooks the front of the property. To the rear there is a good sized living room with French doors out to the back garden. To the first floor there are two good sized bedrooms served by the family bathroom, whilst the top floor is devoted to a grand principal bedroom suite with a vaulted ceiling adding to the feeling of space and a an en suite shower room. Outside, the property has side by side parking spaces to the front whilst round to the rear there is a landscaped garden with a lovely tiled patio sitting area, small lawn and a further decked sitting area.

The property is situated in this well regarded modern development on the fringe of the town centre within easy reach of the good range of local shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator, stairs to the first floor. Doors to dining kitchen and storage cupboard.

DINING KITCHEN
17'4" x 10'5" (5.3m x 3.2m)
Window to the front. Fitted with a good range of white fronted wall and base units with laminate worktops and matching upstands. Inset stainless steel sink unit, stainless steel four ring gas hob with glazed splashback and filter hood over, built in oven, integrated dishwasher, integrated fridge and freezer and integrated washing machine. Adjoining dining area has central heating radiator and bespoke fitted cupboards to the under stair area.

DOWNSTAIRS W.C.
5'2" x 3'3" (1.6m x 1.0m)
Fitted with a two piece white and chrome cloakroom suite comprising of a low suite W.C. and corner wash basin. Part tiled walls, central heating radiator, extractor fan.

LIVING ROOM
13'9" x 11'5" (4.2m x 3.5m)
French windows out to the back garden, central heating radiator.



FIRST FLOOR LANDING
Window to the side, central heating radiator.

BEDROOM TWO
13'9" x 11'5" (4.2m x 3.5m)
Window to the rear, central heating radiator.

BEDROOM THREE
10'9" x 7'2" (3.3m x 2.2m)
A well proportioned single bedroom with a window to the front and central heating radiator.



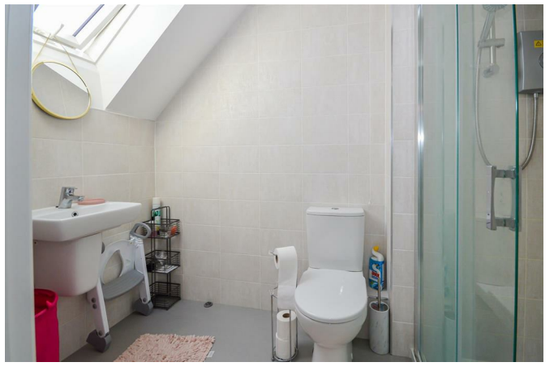
BATHROOM
7'2" x 6'2" (2.2m x 1.9m)
Fitted with a three piece white and chrome suite comprising of a panel bath with shower over and glazed screen, wall mounted wash basin and low suite W.C. Tiled walls and floor, central heating radiator, extractor fan.

SECOND FLOOR

BEDROOM ONE
20'11" x 10'2" (6.4m x 3.1m)
Large atmospheric bedroom with a vaulted ceiling, window to the front and additional Velux style roof light to the rear. Central heating radiator.



EN SUITE SHOWER ROOM
8'6" x 4'7" (2.6m x 1.4m)
Tiled walls. Fitted with a three piece white and chrome suite comprising of a wide shower cubicle with glazed screen and electric shower, wall mounted wash basin and low suite W.C.. Chrome ladder style heated towel rail, extractor fan, Velux style roof light.



OUTSIDE
To the front, the property has side by side parking spaces with a gated pathway that passes the side of the house round to the rear. The back garden has been landscaped with a lovely tiled patio sitting area, ideal for outdoor entertaining with a small lawn and a further decked sitting area beyond.



COUNCIL TAX BAND
The council tax band for this property is C.

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.