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



# 36 Castleford Road, Normanton, WF6 2DW

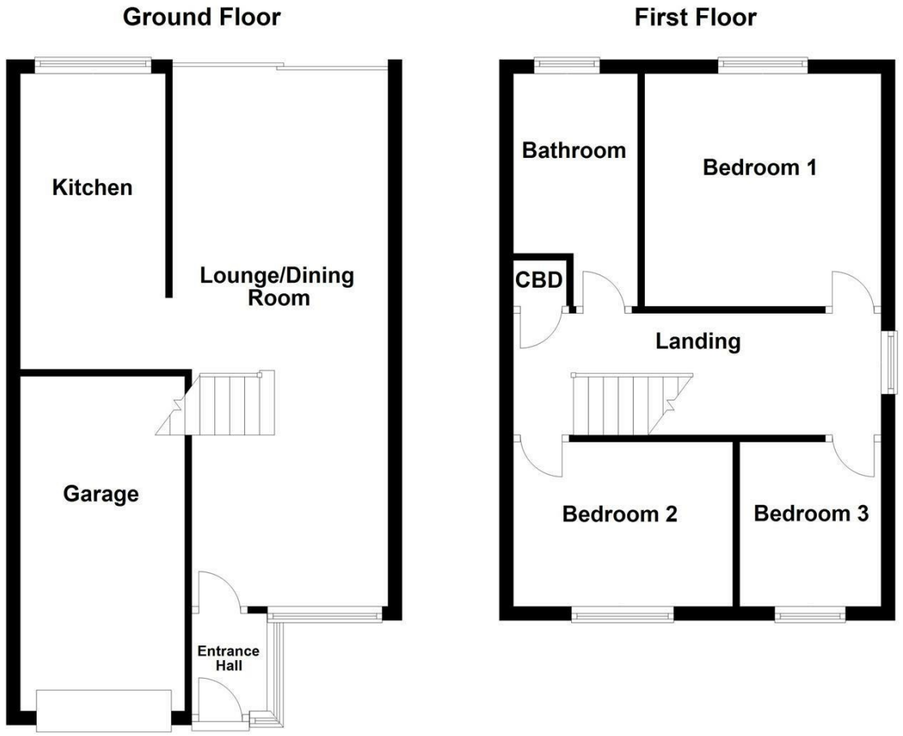
## For Sale Freehold £200,000

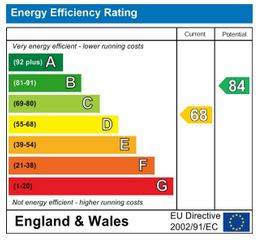
Situated just outside Normanton town centre is this well presented three bedroom semi detached property. Offering a spacious lounge/diner, a separate kitchen, ample off road parking, and an attractive enclosed rear garden, this home is certainly not one to be missed.

The accommodation comprises an entrance hall leading to the lounge/diner, which provides access to the first floor landing via the staircase, the rear garden, and the kitchen. The first floor landing offers access to the loft, a useful storage cupboard, and doors to three bedrooms, and the house bathroom. To the front, the property benefits from a low maintenance garden area, predominantly block paved to provide off road parking for two to three vehicles, and giving access to the single integral garage with up and over door, as well as the main entrance. The rear garden features an artificial lawn with pebbled borders, ideal for outdoor dining and entertaining, with additional space suitable for a timber built summer house. The garden is fully enclosed by fencing, making it perfect for families with children or pets.

Normanton is a highly desirable location suited to a range of buyers, including first time buyers, growing families, and professional couples. The property is conveniently positioned within walking distance of local shops and schools, as well as excellent transport links via nearby bus routes, Normanton train station, and the M62 motorway, ideal for those needing to commute further afield.

A full internal inspection is essential to truly appreciate what this property has to offer, and early viewing is highly recommended to avoid disappointment.




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.

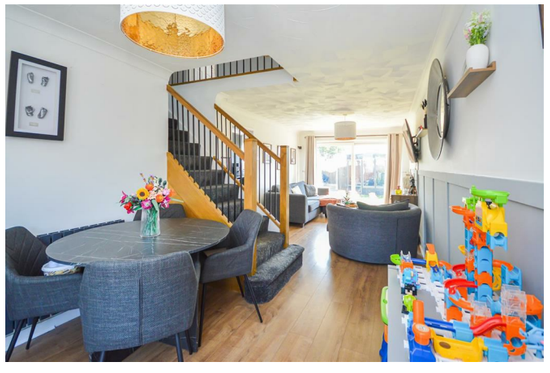
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.




## ACCOMMODATION

### ENTRANCE HALL
Composite front door with frosted glass pane into the entrance hall, frosted UPVC double glazed window to the front and an opening to the lounge.

### LOUNGE DINER
25'1" x 10'2" (max) x 5'5" (min) (7.67m x 3.10m (max) x 1.66m (min))
UPVC double glazed window to the front, UPVC double glazed sliding door to the rear, opening to the kitchen, two central heating radiators, stairs to the first floor landing, coving to the ceiling, decorative panelling.



### KITCHEN
13'11" x 6'10" (4.25m x 2.10m)
UPVC double glazed window to the rear, column central heating radiator, spotlights. A range of wall and base units with laminate work surface over, sink and mixer tap with laminate splashback, four ring induction hob with partial glass splashback and extractor hood above. Integrated oven, space and plumbing for washing machine and dishwasher, integrated fridge/freezer.

### FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side, central heating radiator, loft access. Doors to three bedrooms, the house bathroom and a storage cupboard.

### BEDROOM ONE
11'2" x 10'11" (3.42m x 3.35m)
UPVC double glazed window to the rear, column central heating radiator, coving to the ceiling.



### BEDROOM TWO
10'4" x 7'8" (3.15m x 2.35m)
UPVC double glazed window to the front, column central heating radiator.



### BEDROOM THREE
6'10" x 7'9" (2.10m x 2.38m)
UPVC double glazed window to the front, column central heating radiator.



### BATHROOM
6'0" x 11'0" (max) x 8'6" (min) (1.83m x 3.37m (max) x 2.61m (min))
Frosted UPVC double glazed window to the rear, central heating radiator, spotlights. Low flush W.C., pedestal wash basin with mixer tap, 'P' shaped bath with mixer tap and shower attachment with glass shower screen and half tiled walls.



### OUTSIDE
To the front of the property the garden is low maintenance with a small planted area and a block paved driveway offering parking for two to three vehicles, leading to the single integral garage with up and over door and the front entrance door. The rear garden is also low maintenance, mainly laid with artificial lawn and incorporating pebbled areas ideal for outdoor dining and entertaining, along with a timber built summer house/garden storage. Fully enclosed by fencing, making it suitable for pets and children.



### 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.

### 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.