Richard Kendall
Estate Agent

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35 Norwood Street, Normanton, WF6 1RB

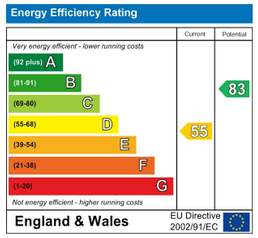
For Sale Freehold £150,000

Offered for sale with no onward chain and vacant possession is this deceptively spacious two bedroom mid terraced home, having recently been redecorated throughout and offering well proportioned accommodation ideally suited to first time buyers, couples and small families alike.

Benefitting from UPVC double glazing and gas central heating throughout, the accommodation is approached via a welcoming entrance hall which provides access into the living room. A separate dining room offers excellent additional reception space and provides access down to a useful cellar, ideal for storage. To the rear is a modern fitted kitchen, completing the ground floor accommodation. To the first floor are two well proportioned bedrooms together with a modern family bathroom. Externally, the property benefits from gardens to both the front and rear. The rear garden is predominantly laid to lawn and also features a useful brick built outhouse, providing additional storage space.

Conveniently positioned for a range of local amenities, including shops and schools, the property is also within easy reach of regular bus services and provides good access to the motorway network, making it well placed for those travelling further afield.

Recently redecorated and offered with no onward chain and vacant possession, this attractive home represents an excellent opportunity for those looking to take their first step onto the property ladder. An early viewing is highly recommended to fully appreciate the space and accommodation on offer.



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

LIVING ROOM

12'5" x 10'1" (3.81m x 3.09m)

Coving to the ceiling, a central heating radiator and a UPVC double glazed window to the front elevation. There is space for a feature fire within the chimney breast.

DINING ROOM

13'7" x 12'11" (4.16m x 3.96m)

Coving to the ceiling, recessed spotlighting, electric wood burning effect fire, a central heating radiator and a UPVC double glazed window to the rear elevation. A door provides access down to the cellar.

CELLAR

Provides useful additional storage space and benefits from both light and power.

KITCHEN

10'4" x 6'7" (3.16m x 2.03m)

Modern fitted with a range of wall and base units with complementary granite work surfaces over, incorporating a circular central sink with mixer tap. There is plumbing for a washing machine and dishwasher, space for a fridge freezer, a four ring gas hob with extractor hood above and a built-in stainless steel electric oven and grill. Drawers over the base units, a fully tiled floor, recessed spotlights, a double glazed window to the side elevation and a door leading out to the rear.

FIRST FLOOR LANDING

Provides access to both bedrooms and the house bathroom.

BEDROOM ONE

13'7" x 12'6" (4.16m x 3.83m)

A particularly generous double room with a central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO

13'0" x 8'2" (3.97m x 2.49m)

A central heating radiator and a UPVC double glazed window to the rear elevation. A door provides access to a useful storage cupboard.

BATHROOM/W.C.

10'1" x 5'2" (3.08m x 1.59m)

A modern three piece suite comprising a panelled bath with shower over, low flush w.c. and wash basin set into a vanity unit with drawers below. The walls are part tiled and there is a heated towel radiator, along with a UPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the rear is a lawned garden with a pathway leading down to a gated access point. There is also an outhouse located off the kitchen, which houses the boiler. To the front of the property is on street permit parking.

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.