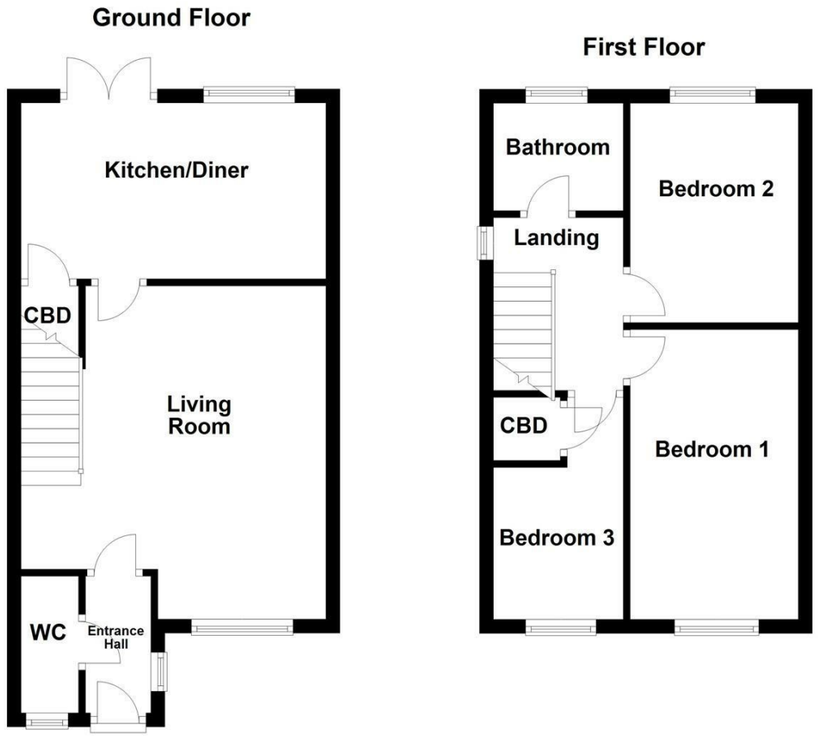
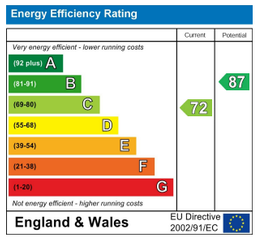


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Swale Approach, Normanton, WF6 1WU

For Sale Freehold £220,000

Situated in a popular residential area of Normanton is this beautifully presented three bedroom town house, offering well proportioned accommodation throughout and attractive landscaped gardens. Benefitting from UPVC double glazing, gas central heating and two allocated parking spaces, this superb home is ideally suited to first time buyers, professional couples, growing families or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hall, convenient downstairs WC, spacious living room and a well appointed kitchen diner, providing an excellent space for everyday family living and entertaining. To the first floor, the landing provides access to three generously proportioned bedrooms and a modern family bathroom. Externally, the property enjoys attractive landscaped gardens to both the front and rear. The enclosed rear garden has been thoughtfully designed for low maintenance living, featuring stylish porcelain paved patio areas, perfect for al fresco dining and outdoor entertaining. Timber fencing provides an enclosed setting, while two parking spaces offer additional convenience.

Conveniently positioned within easy reach of Normanton town centre, the property benefits from a range of local amenities including shops, schools and regular bus services. Excellent access to the motorway network makes this an ideal location for those commuting further afield.

Offering an appealing combination of modern living, practical accommodation and beautifully maintained outdoor space, this delightful home is ready to move into and enjoy. An early viewing is highly recommended to fully appreciate all that this property has to offer.

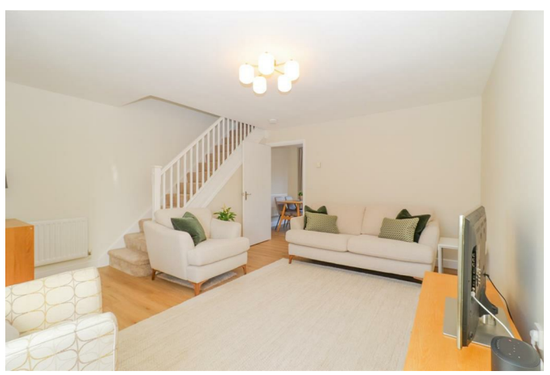


ACCOMMODATION

ENTRANCE HALL
Doors leading to the downstairs w.c. and living room. Central heating radiator and UPVC double glazed window to the front garden.

W.C.
6'5" x 2'8" (1.97m x 0.83m)
Central heating radiator, UPVC double glazed frosted window to the front aspect, low flush w.c. and wash basin with stainless steel taps.

LIVING ROOM
14'4" x 15'8" (max) x 13'3" (min) (4.39m x 4.8m (max) x 4.06m (min))
Central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the front aspect. Stairs providing access to the first floor landing and door into the kitchen/diner.





KITCHEN/DINER
8'2" x 14'4" (2.51m x 4.38m)
Range of wall and base units with granite work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and microwave with four ring induction hob. Integrated fridge/freezer and integrated washing machine. LED ceiling spotlights and partial granite splash back. UPVC double glazed window to the rear aspect, set of UPVC double glazed French doors leading out to the rear garden and door providing access to understairs cupboard.

FIRST FLOOR LANDING
Loft access. UPVC double glazed window to the side elevation and doors providing access to three bedrooms and family bathroom/w.c.

BEDROOM ONE
8'3" x 13'2" (2.54m x 4.02m)
Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO
10'8" x 7'11" (3.26m x 2.43m)
Central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE
5'8" x 10'2" (max) x 7'2" (min) (1.75m x 3.11m (max) x 2.2m (min))
UPVC double glazed window to the front elevation, central heating radiator and door leading to overstairs cupboard.



BATHROOM/W.C.
6'0" x 5'4" (1.83m x 1.65m)
UPVC double glazed frosted window to the rear elevation, fully tiled walls, chrome ladder style radiator, wall mounted wash basin with stainless steel mixer tap, low flush w.c., bath with stainless steel mixer tap, overhead shower attachment and glass shower screen.



OUTSIDE
To the front of the property there is an artificial lawn with paved pathway leading to the front door. To the rear there is a spacious garden predominantly laid to lawn incorporating feature porcelain stone paved areas, perfect for outdoor dining and entertaining with planted features, enclosed by timber fencing.



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.

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.