



WAKEFIELD
01924 291 294

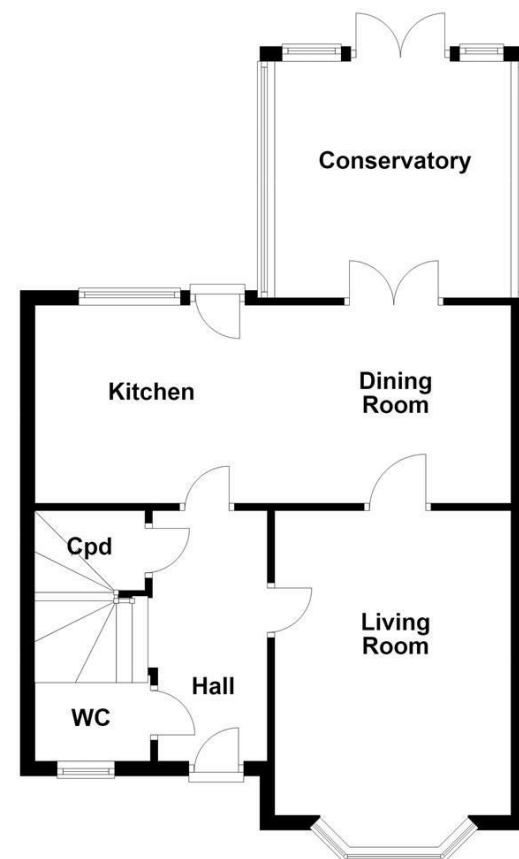
OSSETT
01924 266 555

HORBURY
01924 260 022

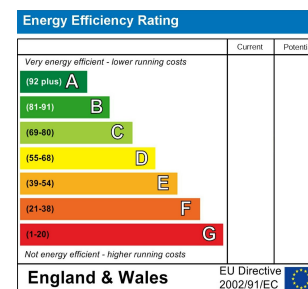
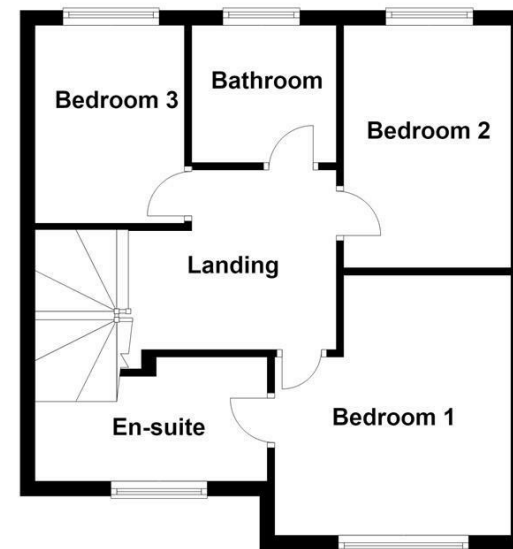
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



3 Gleneagles Drive, Normanton, WF6 1WD

For Sale Freehold £295,000

Proudly introduced to the market is this superbly presented three bedroom detached family home, situated within the popular town of Normanton. Offering spacious and versatile accommodation throughout, the property benefits from three reception areas, three bedrooms, a downstairs WC, en suite shower room and a beautifully landscaped rear garden, making it an ideal purchase for a growing family.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor, useful understairs storage and access to a downstairs WC. The spacious living room leads through to a modern kitchen diner fitted with a range of integrated appliances, which in turn opens into a versatile conservatory featuring an insulated tiled roof, creating an excellent additional living and entertaining space. To the first floor, the landing provides access to the loft space, two generous double bedrooms and a further single bedroom. The principal bedroom benefits from en suite shower facilities, whilst a modern three piece family bathroom serves the remaining accommodation. Externally, to the front, a tarmac driveway provides off road parking for multiple vehicles, complemented by gravelled areas and a paved pathway leading to the entrance door. The property enjoys an attractive landscaped rear garden designed with low maintenance in mind, incorporating paved seating areas, artificial lawn and decorative finishes, providing the perfect space for outdoor dining and entertaining. A particular feature is the detached garage, which has been converted into a bar/summer house and benefits from power and lighting, whilst retaining a useful storage area.

The property is ideally suited to young and growing families and is presented in ready to move into condition. A wide range of local amenities, shops, primary and secondary schools are within easy reach, whilst Normanton railway station, regular bus services and excellent motorway links provide convenient access to surrounding towns and cities, making this an ideal location for commuters.

Only a full internal inspection will truly appreciate the space, quality and versatility this fantastic family home has to offer. An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

ENTRANCE HALL

Accessed via a composite front entrance door, the welcoming entrance hall features ceramic tiled flooring, a central heating radiator, understairs storage cupboard, staircase to the first floor landing and access to the lounge and downstairs W.C.

W.C.

5'11" x 3'6" (1.82m x 1.07m)

Fitted with a low flush W.C., wash basin with mixer tap and storage beneath, tiled splashback, central heating radiator, ceramic tiled flooring, inset ceiling spotlights and a frosted UPVC double glazed window to the front elevation.

LIVING ROOM

13'5" x 9'4" (4.10m x 2.85m)

A stylish reception room with ceramic tiled flooring, central heating radiator, UPVC double glazed bay window to the front elevation and a feature media wall incorporating an electric fire. Open plan access leads through to the kitchen diner.



KITCHEN/DINING ROOM

21'1" x 8'7" (6.43m x 2.62m)

Fitted with a comprehensive range of wall and base units with quartz work surfaces, composite sink and drainer with mixer tap, four ring induction hob with extractor hood above, integrated oven, integrated combi oven, integrated freezer and integrated dishwasher. There is also space and plumbing for a washing machine, inset ceiling spotlights, central heating radiator and flooring continuing through to the conservatory.



CONSERVATORY

10'0" x 9'7" (3.05m x 2.94m)

A superb additional reception space featuring surrounding UPVC double glazed windows, UPVC patio doors leading out to the rear garden, inset ceiling spotlights and a solid slate roof, creating a versatile room suitable for year-round use.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, carpeted flooring, airing cupboard, loft access with ladder and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

10'1" x 10'1" (3.09m x 3.08m)

A well proportioned double bedroom with fitted wardrobes, carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation and access through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'6" x 10'6" (1.38m x 3.22m)

Fitted with a low flush W.C., wash basin with mixer tap and storage cupboards beneath, walk-in double shower enclosure with shower attachment, chrome ladder style radiator, extractor fan, inset ceiling spotlights, cladding to the ceiling and tiling from floor to ceiling.

BEDROOM TWO

10'7" x 7'3" (3.23m x 2.22m)

Carpeted flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

6'3" x 8'9" (1.92m x 2.68m)

Carpeted flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.

BATHROOM/W.C.

6'2" x 5'8" (1.89m x 1.75m)

Appointed with a contemporary two-in-one vanity unit incorporating a low flush W.C. and wash basin with mixer tap and storage beneath, panelled bath with mixer tap and shower attachment, chrome ladder style radiator, extractor fan, inset ceiling spotlights, tiled flooring, tiled walls and a frosted UPVC double glazed window to the rear elevation.



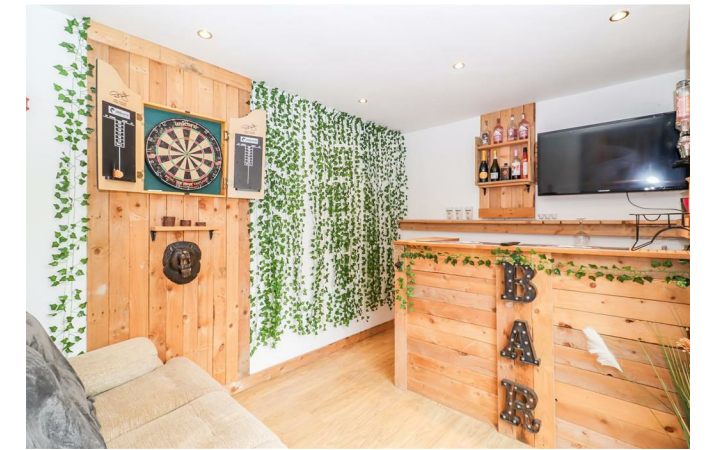
OUTSIDE

To the front of the property is a gravelled garden area together with a tarmac driveway providing off road parking and leading to a detached brick built garage. A flagged pathway with canopy entrance leads to the front door. To the rear is an attractive enclosed garden incorporating an Indian stone patio seating area, timber decking, artificial lawn with sleeper borders and timber fencing surrounding. The converted garage provides additional flexible accommodation suitable for a variety of uses.



GARAGE CONVERSION/GARDEN ROOM

A versatile room currently utilised as additional accommodation, benefiting from laminate flooring, inset ceiling spotlights and UPVC patio doors providing direct access.



COUNCIL TAX BAND

The council tax band for this property is D.

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.