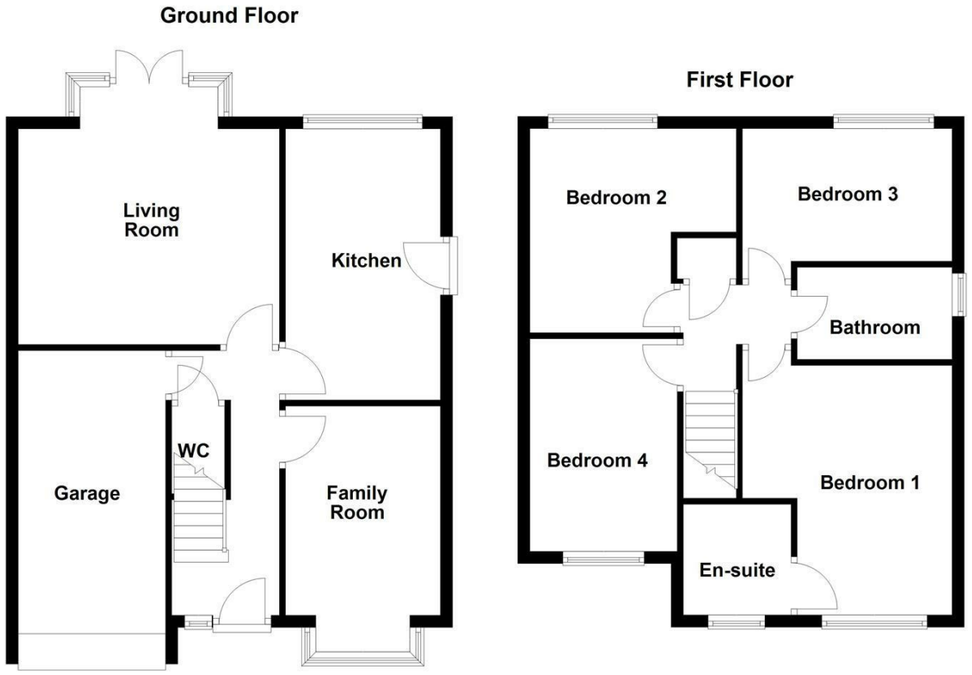
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



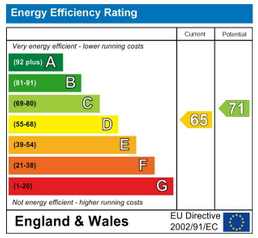
4 Magdalene Fields, Normanton, WF6 1UE

For Sale Freehold £340,000

A well proportioned four bedroom detached family home, set back from the road and enjoying a beautifully enclosed south-facing rear garden.

Benefitting from sealed unit double glazing and a gas fired central heating system, this attractive property is approached via a welcoming reception hall with a convenient downstairs WC. The spacious principal living room is of excellent proportions and features a square bay window together with French doors opening onto the rear patio and overlooking the garden. A separate family room is positioned to the front of the property, while the well appointed kitchen is fitted with a comprehensive range of units and integrated cooking appliances. To the first floor, the principal bedroom benefits from an en-suite shower room, while three further generously sized bedrooms are served by a modern family bathroom. Externally, the property enjoys a neatly maintained front garden and ample driveway parking leading to the integral garage. To the rear is a larger enclosed garden, predominantly laid to lawn, complemented by an attractive shaped patio seating area, ideal for outdoor dining and entertaining.

The property is situated within this popular residential area on the southern fringe of Normanton, conveniently placed for a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in the nearby town centre of Normanton, which benefits from its own railway station and excellent access to the national motorway network, making it ideal for commuters.



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.

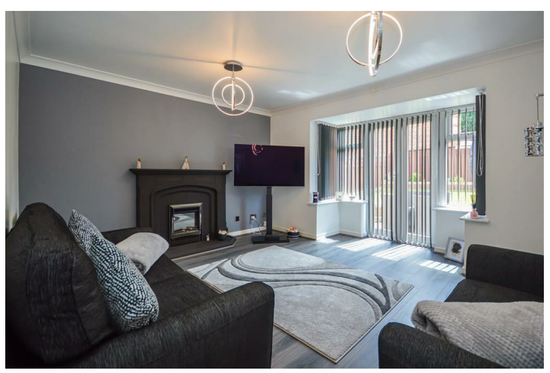
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal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

ACCOMMODATION

RECEPTION HALL
14'5" x 5'10" (max) (4.4m x 1.8m (max))
A panelled front entrance door opens into a welcoming reception hall featuring contemporary style effect strip flooring, a staircase leading to the first floor, and a central heating radiator. A connecting door provides access to the integral garage.

DOWNSTAIRS W.C.
4'3" x 2'11" (1.3m x 0.9m)
Fitted with a two piece cloakroom suite comprising a low flush WC and pedestal wash basin. There is also a central heating radiator and extractor fan.

LIVING ROOM
14'5" x 11'9" (4.4m x 3.6m)
A spacious principal reception room featuring a square bay with French doors that take full advantage of the pleasant southerly views across the rear garden. The room also benefits from two double central heating radiators and a modern fireplace incorporating a fitted electric fire.



FAMILY ROOM
11'1" x 8'6" (3.4m x 2.6m)
Positioned to the front of the property, this versatile reception room features a square bay window and a central heating radiator.

KITCHEN
15'5" x 8'6" (4.7m x 2.6m)
Overlooking the rear garden, with a window and an external door to the side elevation. The kitchen is fitted with an attractive range of grey fronted wall and base units complemented by laminate worktops and tiled splashbacks. There is a stainless steel sink unit, a stainless steel four-ring gas hob with filter hood above, a built in oven, plumbing for both a washing machine and dishwasher, and space for an American-style fridge freezer. A double central heating radiator completes the room.

GARAGE
17'8" x 8'6" (5.4m x 2.6m)
Fitted with an up-and-over door to the front and housing the wall mounted Ideal gas-fired central heating boiler.

FIRST FLOOR LANDING
With loft access hatch and an airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE
11'9" x 11'5" (max) (3.6m x 3.5m (max))
A well proportioned principal bedroom with a window to the front elevation, central heating radiator, and a range of fitted full height wardrobes. The room also benefits from laminate flooring.

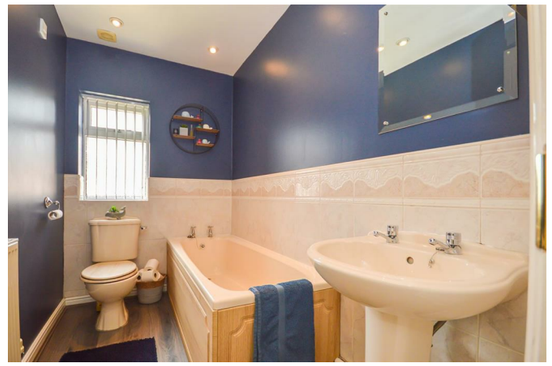
EN SUITE SHOWER ROOM
5'6" x 5'2" (1.7m x 1.6m)
Featuring a frosted window to the front elevation and fitted with a three piece suite comprising a shower cubicle with Bristan shower and glazed screen, vanity wash basin with cupboard storage beneath, and a low flush WC. There is also a central heating radiator and extractor fan.

BEDROOM TWO
11'1" x 11'1" (max) (3.4m x 3.4m (max))
With a window overlooking the rear garden and a central heating radiator.

BEDROOM THREE
11'5" x 8'6" (3.5m x 2.6m)
Featuring a window to the front elevation, a central heating radiator, and an over stairs alcove.

BEDROOM FOUR
11'9" x 7'2" (3.6m x 2.2m)
With a window to the rear elevation and a central heating radiator.

BATHROOM
8'6" x 4'11" (2.6m x 1.5m)
Having a frosted window to the side elevation, part-tiled walls, and fitted with a three piece suite comprising a panelled bath, pedestal wash basin, and low flush WC. There is also a central heating radiator and extractor fan.



OUTSIDE
To the front, the property benefits from a wide driveway providing ample off street parking and leading to the integral single garage. There is also a neatly maintained lawned garden and a pathway extending along the side of the house. The principal gardens are located to the rear, where a generous paved patio provides an ideal space for outdoor dining and entertaining. Beyond lies a good sized lawned garden, all enjoying a pleasant southerly aspect.

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.

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.