Richard Kendall Estate Agent

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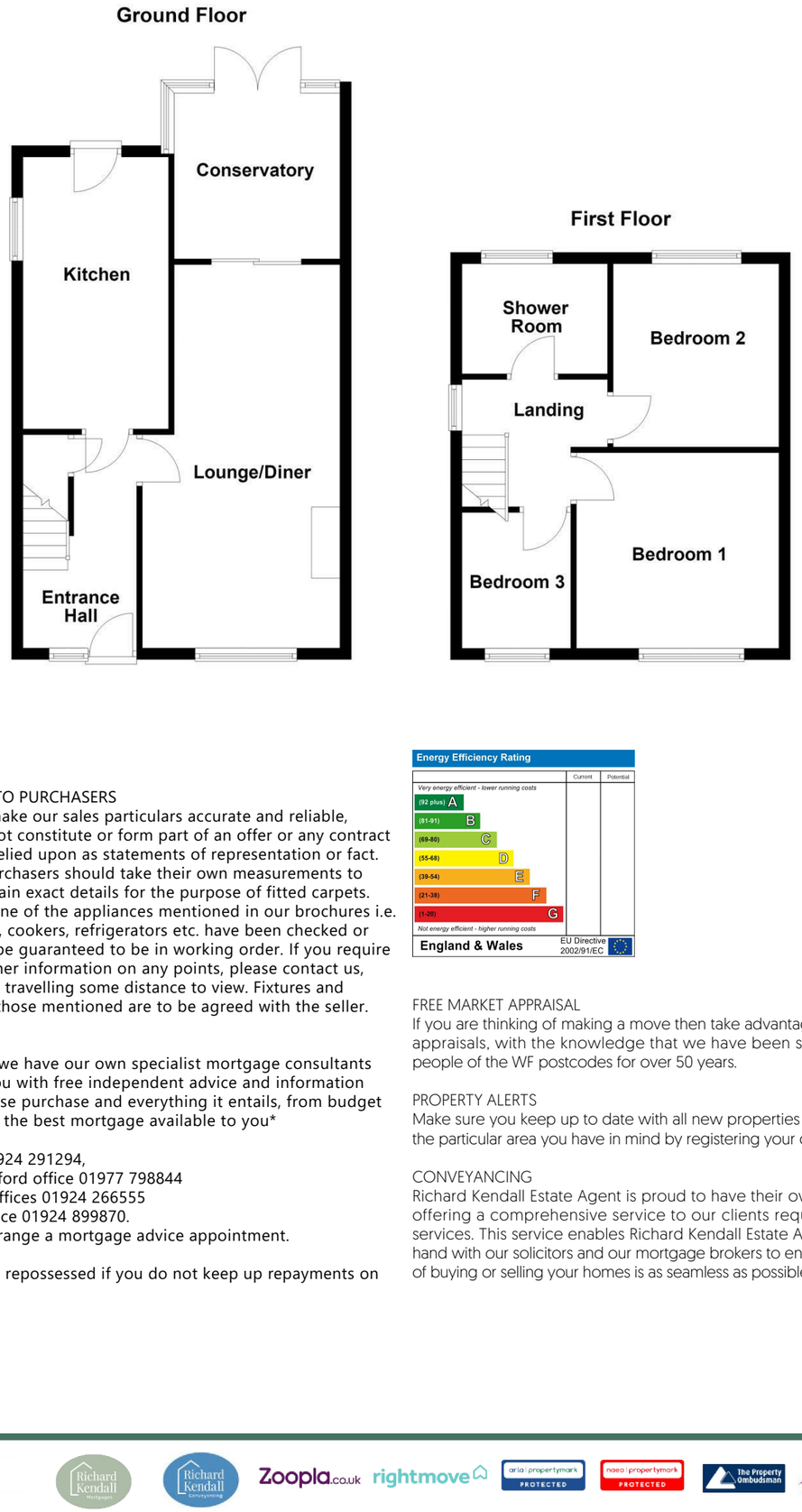
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



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.



10 North Street, Normanton, WF6 1EG

For Sale Freehold £230,000

Nestled within a sought after residential location in Normanton is this superbly presented and extended three bedroom semi detached home.

The property offers well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, attractive front and rear gardens and off road parking. The accommodation briefly comprises an entrance hall with useful storage and access to the kitchen and lounge diner. The kitchen opens onto the garden, while the lounge diner leads through into the conservatory, which also provides direct access to the rear. To the first floor are three bedrooms and the shower room, together with loft access via a pull-down ladder. Externally, to the front is a low maintenance garden with pebbled and planted borders together with a paved driveway providing off road parking and leading to the larger than average detached garage. To the rear is a landscaped and tiered garden with artificial lawn, stone paved patio areas, planted beds with mature shrubs and fruit trees, together with space for a garden shed or greenhouse.

Normanton is a popular location for first time buyers, growing families and professional couples, with local shops, schools and amenities all within easy reach. Normanton town centre provides a wider range of facilities and its own railway station, while the M62 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this lovely home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
12'2" x 9'6" (3.72m x 2.91m)
Frosted UPVC double glazed entrance door leading into the hallway. Useful storage, central heating radiator and coving to the ceiling. Doors provide access to the kitchen and lounge diner.

KITCHEN
15'8" x 8'5" (4.78m x 2.57m)
UPVC double glazed window overlooking the side elevation. Frosted UPVC double glazed door providing access to the garden. Inset spotlights, coving to the ceiling, under-cabinet lighting and central heating radiator. Fitted with a modern range of wall and base units with laminate work surfaces over and matching splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Five ring gas hob with splashback and stainless steel extractor hood above, together with integrated double oven. Space and plumbing for a washing machine and tumble dryer. Space for a fridge freezer.

LOUNGE DINER
22'0" x 11'5" (6.71m x 3.50m)
UPVC double glazed window overlooking the front elevation. UPVC double glazed sliding doors leading into the conservatory. Two central heating radiators and coving to the ceiling. Feature decorative fireplace with timber mantle.



CONSERVATORY
9'10" x 8'11" (3.01m x 2.73m)
UPVC double glazed windows overlooking the rear garden. UPVC double glazed French doors opening onto the rear garden. Central heating radiator.



FIRST FLOOR LANDING
8'3" x 7'5" (2.53m x 2.27m)
UPVC double glazed window overlooking the side elevation. Coving to the ceiling and loft access with pull-down ladder. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
11'7" x 11'2" (3.55m x 3.42m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Range of fitted wardrobes and storage units.



BEDROOM TWO
11'5" x 10'6" (3.50m x 3.22m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling.



BEDROOM THREE
7'8" x 6'7" (2.35m x 2.03m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Fitted over-bulkhead storage.



SHOWER ROOM
8'3" x 6'3" (2.52m x 1.92m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and walk-in shower enclosure with mains fed shower, shower attachment and glazed shower screen. Wet wall panelling to the shower area. Coving and inset spotlights to the ceiling, together with extractor fan.



OUTSIDE
To the front is a low maintenance garden with pebbled and planted beds incorporating mature shrubs and flowers. Walling and wrought iron fencing form the boundary. A paved driveway provides off road parking and continues down the side of the property. To the rear is a landscaped and tiered garden incorporating artificial lawn and stone paved patio areas, ideal for outdoor dining and entertaining. Planted beds contain mature shrubs and fruit trees. There is also space for a garden shed or greenhouse. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets



DETACHED GARAGE
Larger than average single detached garage with electric up and over door, power and lighting.

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.

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.