Richard Kendall
Estate Agent

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8 Clarke Crescent, Normanton, WF6 1DZ

For Sale Freehold Starting Bid £225,000

For sale by Modern Method of Auction; Starting Bid Price £225,000 plus reservation fee. Subject to an undisclosed reserve price.

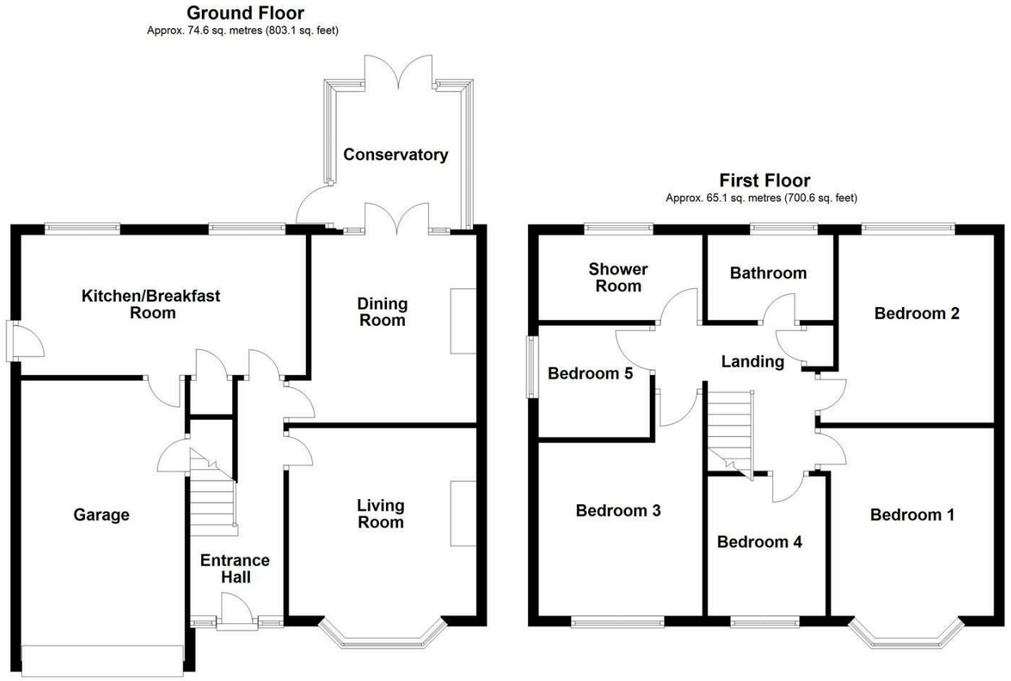
Enjoying a cul de sac position and occupying a generous corner plot is this substantial five bedroom semi detached family home, benefitting from a two storey side extension, gardens to three sides and ample off road parking.

The property is accessed via a private driveway, further complemented by an integral garage with electric door, power and lighting. Internally, the accommodation briefly comprises an entrance hall leading to two spacious reception rooms, both featuring fireplaces, with the dining room benefitting from UPVC double glazed French doors opening into a conservatory overlooking the rear garden. There is also an extended modern kitchen breakfast room fitted with integrated appliances, which provides access to the integral garage and a useful understairs storage cupboard. To the first floor, the landing provides access to five well proportioned bedrooms, together with a modern four piece shower room and a separate three piece family bathroom. Externally, double gates to the front provide access to a private concrete driveway, alongside an attractive lawned garden bordered by brick walling. The gardens extend to the side and rear, with a pleasant lawned area, curved brick wall features and a paved pathway leading around the property. To the rear, there is an L shaped paved patio area ideal for outdoor dining and entertaining, with the garden fully enclosed by fencing.

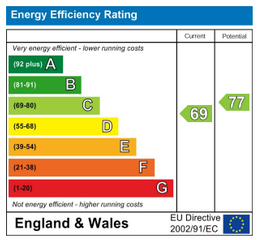
The property is conveniently located within easy reach of Normanton town centre, which offers a range of amenities including shops, supermarkets and a railway station. The M62 motorway is also only a short distance away, providing excellent access for commuters.

Only a full internal inspection will fully appreciate the space, versatility and position this impressive family home has to offer. Early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)



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
UPVC double glazed front entrance door with frosted panel windows to either side overlooking the front aspect. Staircase with handrail to the first floor landing and doors providing access to the living room, dining room and kitchen breakfast room.

LIVING ROOM
11'10" min to 13'10" max x 11'10" (3.63m min to 4.24m max x 3.63m)
Walk-in bay window with UPVC double glazed windows to the front aspect, wall mounted gas fire with marble hearth and decorative surround, central heating radiator and coving to the ceiling.

DINING ROOM
11'10" max x 10'5" min x 11'10" (3.63m max x 3.18m min x 3.63m)
Wall mounted gas fire with marble hearth and decorative surround, central heating radiator and UPVC double glazed French doors with side panel leading into the conservatory.

CONSERVATORY
8'11" x 9'2" (2.74m x 2.81m)
UPVC double glazed windows on three sides and French doors leading out to the rear garden. Fully tiled floor and power supply.

KITCHEN/BREAKFAST ROOM
8'9" x 18'1" (2.67m x 5.53m)
Fitted with a range of wall and base units with laminate work surfaces over, integrated oven and grill with four ring ceramic hob and cooker hood, breakfast bar, central heating radiator and fully tiled floor. UPVC double glazed windows to the rear, side entrance door, access to understairs storage and door to the integral garage. Integrated fridge, freezer, dishwasher, washing machine and dryer.

INTEGRAL GARAGE
17'9" x 9'9" (5.42m x 2.99m)
Electric up and over door, wall mounted boiler, polished concrete floor and internal access door with further storage. Power and lighting.

FIRST FLOOR LANDING
Loft access, built-in storage and doors providing access to five bedrooms, house bathroom and shower room.

BEDROOM ONE
10'3" x 11'11" min x 14'3" max (3.14m x 3.64m min x 4.36m max)
Walk-in bay window with UPVC double glazed windows to the front and central heating radiator.

BEDROOM TWO
11'0" max x 9'11" min x 11'10" (3.37m max x 3.04m min x 3.63m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
14'8" max x 11'10" min x 9'8" (4.49m max x 3.61m min x 2.97m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR
8'9" x 7'8" (2.68m x 2.35m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FIVE
6'3" x 7'0" (1.92m x 2.14m)
UPVC double glazed window to the side and central heating radiator.

SHOWER ROOM/W.C.
5'5" x 9'8" (1.67m x 2.96m)
Fitted with a four piece suite comprising large shower cubicle with curved glass doors, bidet, low flush WC and pedestal wash basin. Fully tiled walls and floor, central heating radiator, extractor fan and frosted UPVC double glazed window.

BATHROOM/W.C.
5'5" x 7'11" (1.67m x 2.43m)
Fitted with a three piece suite comprising panel bath with shower over and folding screen, pedestal wash basin and low flush WC. Fully tiled walls and floor, heated towel rail, extractor fan and frosted UPVC double glazed window.

OUTSIDE
To the front, double gates provide access to a concrete driveway leading to the integral garage, with lawned gardens to either side and established planting. The garden wraps around the side with a paved pathway and landscaped borders. To the rear, there is an enclosed garden with an L-shaped paved patio area, lawn and planted borders, fully enclosed by timber fencing, ideal for outdoor dining and entertaining.

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.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.