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

2 Aspen Court, Normanton, WF6 2FF

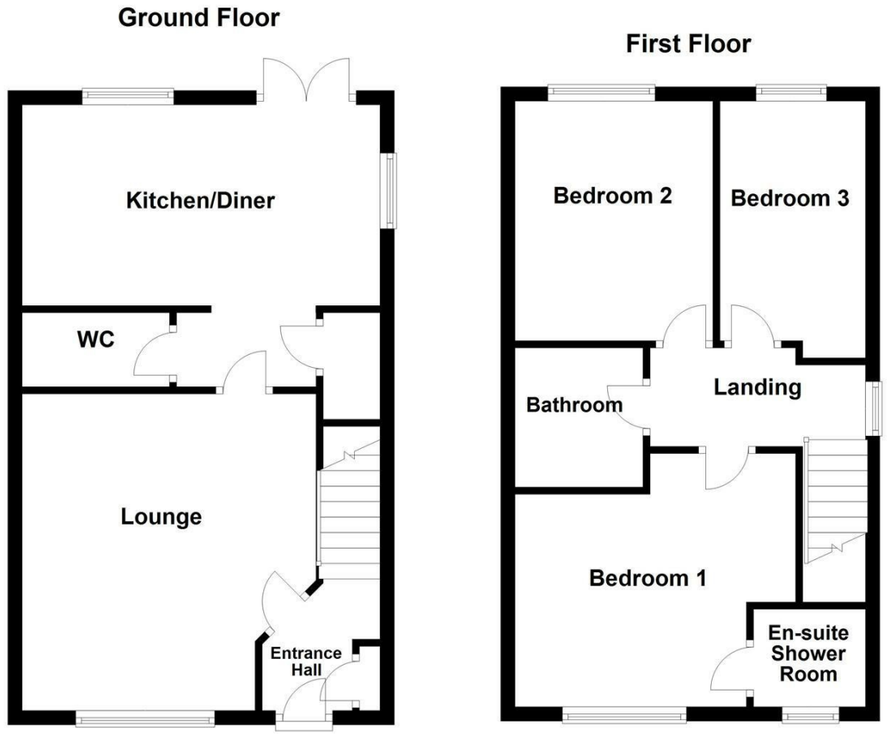
For Sale Freehold £235,000

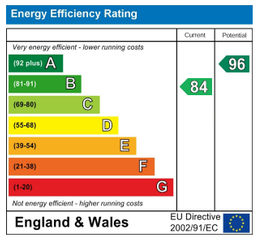
Situated on a sought after modern development in Normanton, this superbly presented three bedroom semi detached home offers well proportioned accommodation throughout. Boasting, ample reception space, attractive landscaped gardens, off road parking, and an enclosed rear garden, this property is ideal for a range of buyers and is not to be missed.

The property briefly comprises an entrance hall with access to the first floor via stairs, a useful storage cupboard, and a door leading into the lounge. The lounge flows through to the kitchen diner, which provides access to the downstairs WC, understairs storage, and the rear garden. To the first floor, the landing offers loft access and leads to bedroom one, which benefits from an en suite shower room, along with two further bedrooms and the house bathroom. Externally, to the front of the property there is a lawned garden with a paved pathway leading to the entrance, complemented by planted borders. The garden is enclosed by iron fencing with gated access. The lawn continues down the side of the property, where a tarmac driveway provides off road parking for two vehicles, secured by an iron gate. To the rear, the garden is predominantly laid to lawn and features a raised tiered area, a garden shed, planted borders, and a paved patio seating area, ideal for outdoor dining and entertaining. The rear garden is fully enclosed by timber fencing, making it perfect for families with children or pets.

Normanton is a highly convenient location, appealing to first time buyers, growing families, and professional couples alike. The property is ideally positioned within walking distance of local shops, schools, and amenities, including Normanton town centre. Excellent transport links are available, with local bus routes running through the area and Normanton train station providing connections to larger cities such as Leeds and Sheffield. The nearby motorway network further enhances accessibility for those commuting further afield.

Only a full internal inspection will truly showcase everything this fantastic home has to offer, and early viewing is highly recommended to avoid disappointment.





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
Composite front door with frosted glass panelling leading into the property, with access to the first floor landing. Central heating radiator, storage cupboard, and door through to the lounge.

LIVING ROOM
12'1" x 13'10" (max) x 8'10" (min) (3.70m x 4.24m (max) x 2.70m (min))
UPVC double glazed window to the front elevation, central heating radiator, and door leading through to the kitchen diner.

KITCHEN DINER
13'0" x 15'5" (max) x 9'4" (min) (3.98m x 4.72m (max) x 2.87m (min))
Fitted with a range of modern high gloss wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. Appliances include a four ring Zanussi hob with partial stainless steel splashback and extractor hood above, integrated double Zanussi oven, integrated slimline Zanussi dishwasher, integrated Zanussi fridge freezer, and an integrated Hisense washing machine. Ideal boiler housed within. Two UPVC double glazed windows (side and rear), UPVC double glazed French doors to the rear garden, central heating radiator, extractor fan, and access to the downstairs WC and understairs storage cupboard.

DOWNSTAIRS W.C.
3'4" x 6'0" (1.03m x 1.83m)
Fitted with a low flush WC and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

FIRST FLOOR LANDING
Loft access, central heating radiator, and frosted UPVC double glazed window to the side elevation. Doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
11'1" x 12'1" (max) x 5'1" (min) (3.40m x 3.70m (max) x 1.55m (min))
UPVC double glazed window to the front elevation, central heating radiator, and access to the en suite.

EN SUITE SHOWER ROOM
5'8" x 5'5" (1.75m x 1.67m)
Comprising a low flush WC, wall mounted wash basin with mixer tap, and shower cubicle with electric shower and glass screen. Frosted UPVC double glazed window to the front, central heating radiator, extractor fan, and partial tiling.

BEDROOM TWO
10'10" x 8'7" (3.31m x 2.62m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
11'6" x 10'10" (max) x 6'7" (min) (3.53m x 3.32m (max) x 2.01m (min))
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM
5'6" x 6'7" (max) x 4'7" (min) (1.70m x 2.02m (max) x 1.42m (min))
Fitted with a low flush WC, wall mounted wash basin with mixer tap, and panelled bath with mixer tap. Extractor fan, central heating radiator, and partial tiling.

OUTSIDE
To the front of the property is a beautifully landscaped lawned garden with pebbled and planted beds incorporating mature trees and shrubs. A paved pathway leads to the front door and continues down the side of the property, with iron fencing and gated access. To the rear, the garden is tiered and mainly laid to lawn, featuring railway sleeper style steps, planted beds, and a paved patio seating area ideal for outdoor dining and entertaining. The rear garden is fully enclosed by walls and timber fencing. A tarmac driveway to the side provides off road parking for two vehicles, accessed via iron gates.

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.

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.