



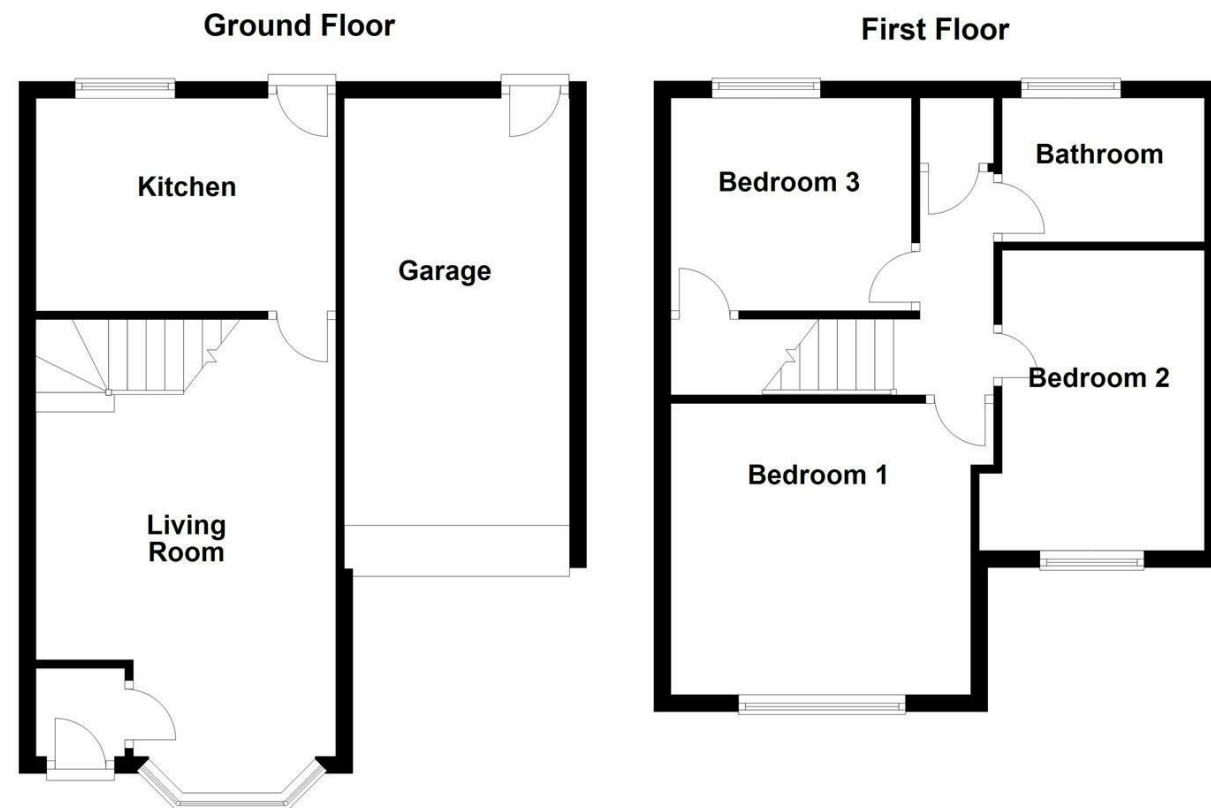
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NORMANTON  
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## 20 Shaw Rise, Normanton, WF6 2TX

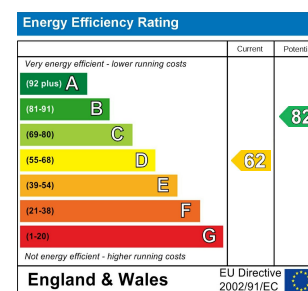
For Sale Freehold £200,000

A well presented three bedroom semi detached home, ideally situated in Normanton offering spacious accommodation, driveway, garage and a pleasant south west facing rear garden.

The accommodation briefly comprises an entrance hall leading into a spacious living room with UPVC double glazed bay window to the front elevation and staircase rising to the first floor. The living room opens through to the kitchen, which is fitted with a range of wall and base units and houses the gas combination boiler, with access out to the rear garden. To the first floor, the landing provides loft access and leads to three well proportioned bedrooms and a family bathroom. Externally, the property benefits from off road parking to the front and side access leading to the enclosed rear garden, which incorporates a flagged patio area and lawn, enjoying a south west facing aspect and enclosed by timber fencing.

The property would be ideally suited to first time buyers or young families. It is well placed for local amenities including shops, schools and Normanton town centre, with excellent transport links via the train station and nearby motorway network.

Only upon internal viewing can the full potential of this home be appreciated. An early viewing is highly recommended.



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

Timber door leading through to the entrance hall with laminate flooring and leads through to the living room.

### LIVING ROOM

18'2" x 11'5" [5.54m x 3.5m]

Laminate flooring, electric fireplace and UPVC double glazed bay window to the front elevation. Staircase leading to the first floor landing and opening through to the kitchen.



### KITCHEN

7'8" x 11'5" [2.35m x 3.5m]

Linoleum flooring and fitted with a range of wall and base

units. Laminate work surfaces with tiled splashbacks, stainless steel sink with mixer tap and drainer, integrated cooker with four ring gas hob and extractor fan above. Plumbing and space for a washing machine, cupboard housing the gas combination boiler and UPVC double glazed window to the rear elevation. Timber door leading out to the rear garden.

### FIRST FLOOR LANDING

Carpeted and provides loft access, with doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

11'6" x 10'10" [3.52m x 3.31m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM TWO

12'3" x 7'8" [3.74m x 2.36m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM THREE

8'1" x 9'8" [2.48m x 2.95m]

Carpeted flooring, central heating radiator, UPVC double glazed window to the rear elevation and overstairs storage cupboard.



### BATHROOM/W.C.

10'8" x 5'2" [3.27m x 1.6m]

Linoleum flooring, central heating radiator, low flush WC and wash basin with mixer tap set within storage unit. Panelled bath with tiling from the bath to the ceiling and electric shower over. Frosted UPVC double glazed window to the rear elevation, extractor fan and additional storage cupboard.



### OUTSIDE

Externally to the front there is driveway parking leading to the garage. To the rear the property benefits from a fully enclosed south west facing garden with a flagged patio area and further seating space, all enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.