



WAKEFIELD
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OSSETT
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HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
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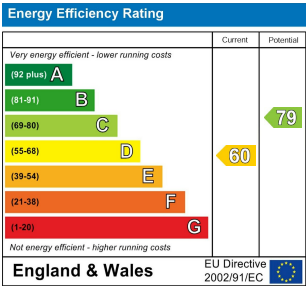


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



5 Normanton View, Normanton, WF6 1PJ

For Sale Freehold £200,000

Extended and significantly improved, including a loft conversion and conservatory to the rear, is this deceptively spacious and well proportioned three bedroom family home, situated within a popular residential area.

Benefitting from sealed unit double glazed windows and an air source heat pump heating system, the property is approached via a welcoming reception hallway which leads through into a good sized living room. A bay window provides plenty of natural light, while a wood burning stove creates an attractive focal point to the room. To the rear is a well appointed dining kitchen, fitted with a good range of units and integrated appliances. French doors lead through into the conservatory, providing an excellent additional reception space which takes full advantage of the outlook over the rear garden. Alongside the kitchen is a useful side entrance hall together with a convenient downstairs WC. To the first floor are two double bedrooms and a further single bedroom, together with a modern family bathroom fitted with a three piece suite and shower over the bath. A staircase from the third bedroom leads to a useful additional loft room, providing valuable versatile space. Externally, the property benefits from driveway parking for two vehicles together with a well established garden to the front. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and complemented by paved patio seating areas, providing an ideal setting for outdoor dining, entertaining and family enjoyment. Further enhanced by an array of solar panels which are owned outright and not subject to a lease agreement, together with a 5kW battery storage system, the property offers comfortable and versatile accommodation ideally suited to modern family living.

Situated within this popular residential area, the property is conveniently positioned for a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in nearby Normanton town centre, which also benefits from its own railway station, while excellent access to the national motorway network makes the location particularly convenient for those commuting further afield.

Offering an excellent combination of generous accommodation, energy efficient features and attractive outdoor space, an early viewing is highly recommended to fully appreciate all that this impressive family home has to offer.



ACCOMMODATION

RECEPTION HALL

Panelled front entrance door with window to the side leading into the reception hall. Wood effect laminate flooring, central heating radiator and staircase providing access to the first floor landing.

LIVING ROOM

13'9" x 11'1" [4.20m x 3.40m]

Bay window overlooking the front elevation, double central heating radiator and feature fireplace with York stone interior housing a cast iron multi fuel burning stove.



DINING KITCHEN

17'4" x 11'5" [5.30m x 3.50m]

Fitted with an extensive range of painted wall and base units with laminate work surfaces over and tiled splashbacks, incorporating an inset ceramic sink unit. Integrated fridge and freezer, range style cooker, integrated slimline dishwasher and space and plumbing for a washing machine [which may be included within the sale]. Double central heating radiator, useful understairs storage cupboard and double doors providing access into the conservatory.



CONSERVATORY

11'1" x 10'2" [3.40m x 3.10m]

Taking full advantage of the outlook over the rear garden, with an electric wall mounted heater, ceramic tiled flooring and double French doors opening onto the patio.



SIDE ENTRANCE HALL

5'10" x 2'11" [1.80m x 0.90m]

Panelled side entrance door, ceramic tiled flooring and central heating radiator.

W.C.

5'10" x 2'3" [1.80m x 0.70m]

Frosted window overlooking the rear elevation and fitted with a low flush W.C.

FIRST FLOOR LANDING

Window overlooking the side elevation.

BEDROOM ONE

13'9" x 9'10" [4.20m x 3.00m]

Window overlooking the rear garden and central heating radiator.



BEDROOM TWO

10'9" x 10'5" [3.30m x 3.20m]

Window overlooking the front elevation, central heating radiator and built-in wardrobe.



BEDROOM THREE

9'10" x 8'2" [3.00m x 2.50m]

Window overlooking the front elevation, double central heating radiator and doorway providing access to the staircase leading to the second floor.

BATHROOM/W.C.

72" x 66" [2.2m x 2.0m]

Fitted with a three piece suite comprising bath with shower attachment, low flush w.c. and pedestal wash basin. Frosted window overlooking the rear elevation.



LOFT ROOM

20'8" x 10'5" [6.3m x 3.2m]

Situated on the second floor, a large characterful loft room with sloping ceilings incorporating a Velux rooflight.

OUTSIDE

To the front is a block paved driveway providing off road parking for two vehicles, together with a low maintenance garden incorporating a good range of established shrubs. To the rear is a larger garden laid mainly to lawn, with paved patio seating areas and a pleasant tree-lined backdrop.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.