



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

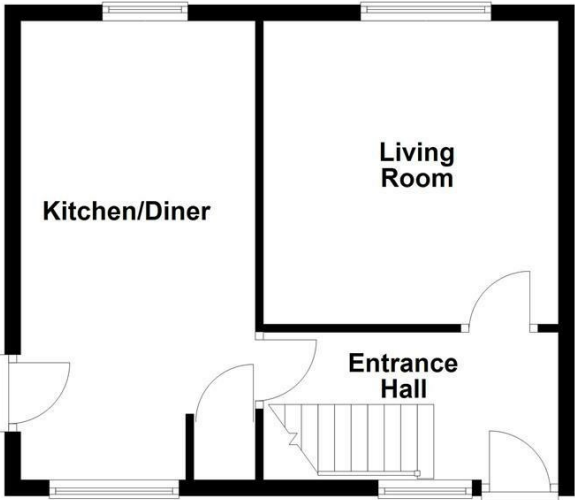
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

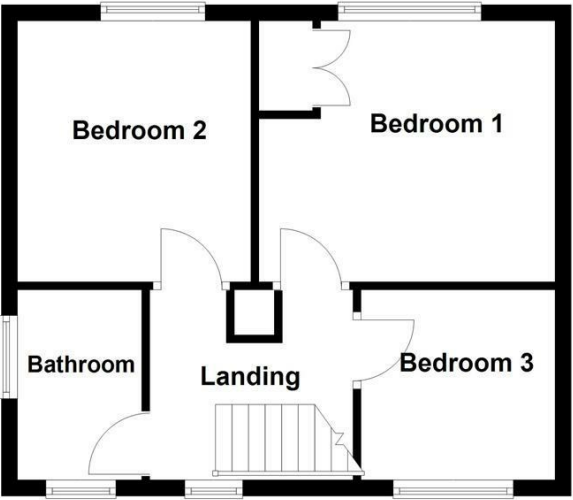
Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



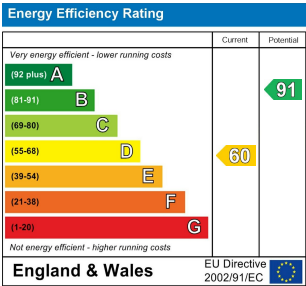
Total area: approx. 77.0 sq. metres (829.2 sq. feet)

**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.



23 Hawthorne Mount, Normanton, WF6 1LG  
For Sale Freehold £155,000

Proudly introduced to the market is this three bedroom semi detached home, situated in the popular area of Normanton. The property offers spacious accommodation throughout, an open plan kitchen/diner and a generous south east facing rear garden, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance hallway, a living room overlooking the rear garden, and a staircase rising to the first floor. Also on the ground floor is a well proportioned open plan kitchen/diner. To the first floor are two double bedrooms, a further single bedroom, loft access and access to the property's boiler. Externally, there is a buffer garden to the front, while to the rear is an enclosed south-east facing garden incorporating a flagged patio area and gravelled sections, all enclosed by timber fencing. The property benefits from UPVC double glazing throughout and is presented in ready to move into condition.

Perfectly suited to first time buyers and young families, the home is conveniently located for local amenities, shops and Normanton train station, with excellent access to motorway links and connecting roads.

Offered to the market with vacant possession and no onward chain, an internal viewing is essential to fully appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL

Carpeted flooring, a staircase leading to the first floor landing, a central heating radiator and a frosted UPVC double glazed window to the front elevation.

### KITCHEN/DINER

18'9" x 9'10" [5.72m x 3.01m]

Fitted with a range of wall and base units with laminate work surfaces, incorporating a composite sink with mixer tap and drainer and tiled splashbacks. A four ring gas hob with integrated oven, a central heating radiator, a useful storage cupboard, wood effect laminate flooring and UPVC double glazed windows to both the front and rear elevations.

### LIVING ROOM

12'0" x 12'6" [3.67m x 3.82m]

Laminate flooring, a gas fireplace, a central heating radiator and a UPVC double glazed window to the front elevation.



### FIRST FLOOR LANDING

Carpeted flooring, a central heating radiator, a UPVC double glazed window to the front elevation and loft access. A useful storage cupboard housing.

### BATHROOM/W.C.

7'9" x 5'1" [2.38m x 1.57m]

Fitted with a panelled bath with hot and cold taps and an electric shower with attachment over. A low flush w.c., pedestal wash basin with hot and cold taps, an extractor fan and a central heating radiator. Tiled walls, frosted UPVC double glazed windows to both the side and front elevations.



### BEDROOM ONE

10'2" x 10'10" [3.12m x 3.32m]

Carpeted flooring, a central heating radiator, a built-in wardrobe and a UPVC double glazed window overlooking the rear elevation.



### BEDROOM TWO

9'6" x 10'8" [2.91m x 3.26m]

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



### BEDROOM THREE

Laminate flooring, a central heating radiator, a UPVC double glazed window to the front elevation and an over-stairs storage cupboard.

### OUTSIDE

To the front is a paved forecourt, enclosed by timber fencing with a brick wall to the front boundary. To the rear of the property is an enclosed south-east facing garden, bounded by timber fencing and laid with a mix of flagged patio and gravelled areas.



### 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.