


Richard Kendall Estate Agent

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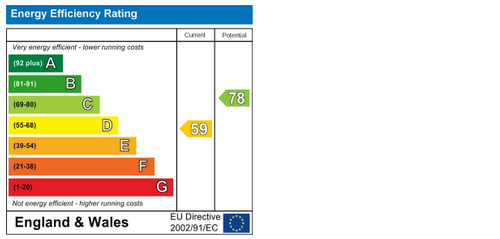
# 11 King Street, Normanton, WF6 1EW

## For Sale Freehold Offers Over £160,000

This three bedroom traditional terraced house is located in a popular residential area within easy reach of Normanton town centre. The property benefits from gas fired central heating and double glazed windows, offering comfortable and spacious accommodation with scope for cosmetic updating to suit personal taste.

The home is approached via a welcoming entrance hall which leads into a well proportioned living room, featuring an attractive fireplace and double doors opening into the adjoining dining room. The kitchen is fitted with a broad range of wooden fronted units and includes access to the cellar, providing valuable additional storage space. To the first floor, there are two generous double bedrooms and a further single bedroom, all served by a well sized family bathroom. Externally, the property offers a buffer style garden to the front with on street permit parking available, while to the rear there is a larger, low maintenance garden with a gate leading out to the side lane.

The property is ideally situated close to the wide range of shops, schools, and recreational facilities available in Normanton town centre. Normanton also benefits from its own railway station and convenient access to the national motorway network.




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 entrance door into the entrance hall, concealed central heating radiator, stairs to the first floor landing. Door to the dining room.

### LIVING ROOM
13'5" x 12'9" (4.1m x 3.9m)
UPVC double glazed window to the front, double central heating radiator, ceiling cornice, tiled fireplace (currently not in use). Double sliding doors through to the adjoining dining room.



### DINING ROOM
14'1" x 13'9" (4.3m x 4.2m)
UPVC double glazed window to the rear, double central heating radiator, fireplace with wooden surround and marbled insert and hearth housing a gas fire.



### KITCHEN
11'1" x 8'6" (3.4m x 2.6m)
UPVC double glazed windows to the sides, door to the rear garden, door providing access to the stairs to the cellar. Fitted with a range of wall and base units with laminate worksurfaces, stainless steel sink and drainer, adjoining breakfast bar. Space and plumbing for a washing machine, space for a fridge/freezer, space for a gas cooker.

### CELLAR
Ample storage space.

### FIRST FLOOR LANDING
Loft access and doors to three bedrooms and the bathroom.

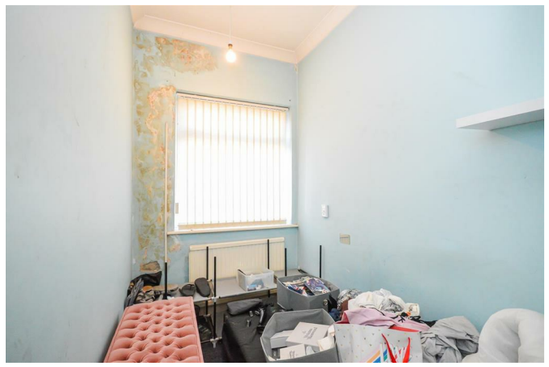
### BEDROOM ONE
14'5" x 11'1" (4.4m x 3.4m)
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM TWO
13'5" x 11'1" (4.1m x 3.4m)
UPVC double glazed window to the front, central heating radiator.



### BEDROOM THREE
10'2" x 5'2" (3.1m x 1.6m)
UPVC double glazed window to the front, central heating radiator.



### BATHROOM
10'9" x 8'6" (3.3m x 2.6m)
Frosted UPVC double glazed window to the rear, central heating radiator, tiled walls and floor, built in storage cupboard housing the hot water cylinder. Fitted with a three piece suite comprising of a corner shower cubicle with glazed screen, wash basin and a low suite W.C..



### OUTSIDE
To the front of the property there is a buffer style garden with permit on street parking. To the rear of the property there is a larger block paved low maintenance garden with a brick built store and a gate to the lane at the side.



### 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.

### 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.