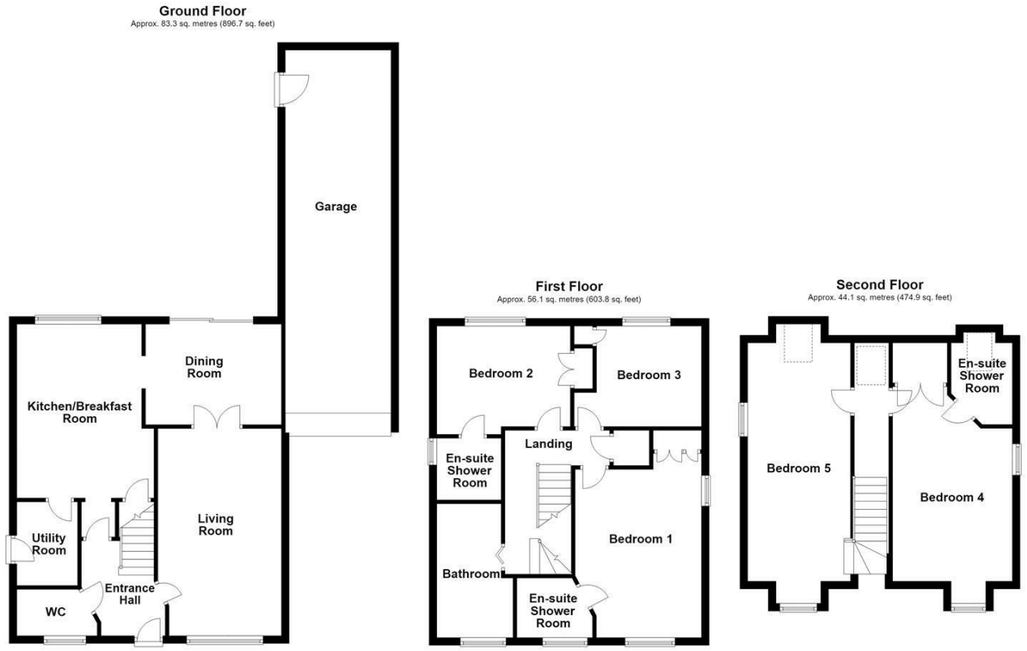


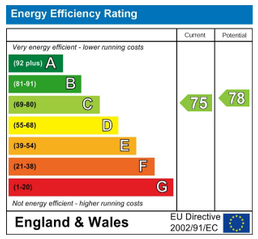
Total area: approx. 183.5 sq. metres (1975.5 sq. feet)

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.

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9 Royal Birkdale Way, Normanton, WF6 1WH

For Sale Freehold £400,000

Occupying a pleasant cul de sac position on this popular modern development is this impressive five bedroom executive detached family home. Offering spacious and versatile accommodation arranged over three floors, the property benefits from a contemporary kitchen breakfast room, three en suite bedrooms, a tandem garage, ample off road parking for four vehicles and an attractive enclosed rear garden, making it an ideal choice for growing families.

The accommodation briefly comprises a welcoming entrance hall, downstairs WC, a spacious living room, separate dining room and a modern kitchen breakfast room with a useful utility room. To the first floor, the landing provides access to three well proportioned bedrooms, two of which benefit from en suite shower rooms, together with the family bathroom. A further staircase leads to the second floor, where there are two additional bedrooms, with bedroom four also enjoying en suite facilities. Externally, a driveway to the front provides off road parking for four vehicles and leads to the tandem garage. To the rear is a beautifully maintained enclosed garden, featuring paved patio areas, a well kept lawn and a timber summerhouse, creating an excellent setting for outdoor dining, entertaining and family enjoyment.

Situated in the popular town of Normanton, the property is ideally placed for a wide range of local shops, schools and leisure facilities, with further amenities available in the town centre. Regular bus services operate nearby, whilst Normanton railway station provides convenient links to Leeds, Sheffield and surrounding areas. The M62 motorway network is also within easy reach, making the property particularly well suited to commuters.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall, with LVT flooring, coving to the ceiling, central heating radiator and staircase with handrail leading to the first floor landing. Doors provide access to the kitchen breakfast room, living room and downstairs W.C.

W.C.
6'7" x 3'8" (2.01m x 1.13m)
Fitted with a low flush W.C. and pedestal wash basin with twin taps. Half-tiled walls, frosted UPVC double glazed window overlooking the front elevation and central heating radiator.

LIVING ROOM
10'2" x 17'11" (3.12m x 5.48m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and two central heating radiators. A gas fire is set within a marble hearth and matching interior, with a wooden mantle and surround. Double timber doors lead through to the dining room.



DINING ROOM
8'8" x 10'7" (2.66m x 3.25m)
Coving to the ceiling, central heating radiator and UPVC double glazed sliding patio doors leading out to the rear garden. A door provides access to the kitchen breakfast room.

KITCHEN/BREAKFAST ROOM
10'8" x 14'11" (3.27m x 4.57m)
Fitted with a range of wall and base units with quartz work surfaces and a central island incorporates a breakfast bar. Integrated appliances include a Bosch oven and grill with a Bosch combination microwave above, five ring gas hob with glass splashback and extractor hood over, full size Bosch dishwasher and a Bosch fridge with separate freezer beneath. There is also a 1.5 sink and drainer with swan neck mixer tap and Quooker instant boiling water tap. Further features include inset spotlights to the ceiling, lighting beneath the wall cupboards, a pull-out pantry cupboard with sensor lighting and central heating radiator. A small cupboard provides access to the understairs storage area, while a door leads into the utility room.

UTILITY ROOM
4'7" x 7'8" (1.41m x 2.34m)
Fitted with a range of wall and base units with quartz work surfaces, matching upstands and glass splashbacks. Stainless steel sink with swan-neck mixer tap, space and plumbing for a washing machine. The Ideal combination boiler is housed within one of the cupboards. Further features include LVT flooring, wall-mounted extractor fan, central heating radiator and a UPVC double glazed door leading to the side of the property.

FIRST FLOOR LANDING
Central heating radiator and staircase with handrail leading to the second floor. Doors provide access to three bedrooms, the house bathroom and an airing cupboard with fitted shelving and radiator.

BEDROOM ONE
14'11" x 10'5" (4.56m x 3.18m)
Two UPVC double glazed windows create a dual aspect. Two central heating radiators, ceiling fan and fitted wardrobes extending across one wall, providing generous storage. A door leads into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'9" x 4'7" (2.07m x 1.42m)
Fitted with a three piece suite comprising enclosed corner shower cubicle with glazed doors and mixer shower, low flush W.C. and pedestal wash basin with twin taps. Fully tiled walls, central heating radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
10'9" x 8'11" (3.30m x 2.74m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, ceiling fan and built-in double wardrobe with double doors. A door provides access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'11" x 5'1" (1.51m x 1.57m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with twin taps and corner shower cubicle with glazed doors and mixer shower. Fully tiled walls, extractor fan to the ceiling, wall mounted shaver socket, central heating radiator and frosted UPVC double glazed window overlooking the side elevation.

BEDROOM THREE
8'5" x 10'10" (2.57m x 3.32m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, ceiling fan, built-in single wardrobe and fitted shelving to one wall.

BATHROOM/W.C.
12'4" x 5'10" (3.78m x 1.78m)
Fitted with a contemporary four piece suite comprising low flush W.C. with concealed cistern, wash basin with black mixer tap, fitted vanity units beneath and vanity mirror above. Panelled bath with centrally positioned black mixer tap and black shower attachment. There is also a walk-in shower enclosure with fixed glazed screen, black fittings, mixer shower, rainfall showerhead and separate handheld attachment. Fully tiled walls and floor, wall-mounted black contemporary radiator, extractor fan, inset spotlights to the ceiling and frosted UPVC double glazed window overlooking the front elevation.



SECOND FLOOR LANDING
Built-in storage cupboard with double doors, radiator and a timber framed double glazed Velux window with fitted blind overlooking the rear elevation. Doors provide access to bedrooms four and five.

BEDROOM FOUR
10'6" x 16'6" (3.21m x 5.03m)
Dual aspect bedroom with two UPVC double glazed windows overlooking the front and side elevations. Two central heating radiators, inset spotlights, built-in double wardrobe and a door leading into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
7'10" x 5'9" (2.41m x 1.77m)
Fitted with a three piece suite comprising corner shower cubicle with glazed doors and mixer shower, low flush W.C. and wash basin with twin mixer taps set into a laminate work surface with fitted vanity units beneath. Fully tiled walls, central heating radiator, wall-mounted shaver socket, extractor fan to the ceiling and timber framed double glazed Velux window with fitted blind overlooking the rear elevation.

BEDROOM FIVE
8'1" x 23'3" (2.47m x 7.10m)
A spacious triple aspect bedroom with two UPVC double glazed windows overlooking the front and side elevations, together with a timber framed double glazed Velux window with fitted blind overlooking the rear elevation. Three central heating radiators, ceiling fan, inset spotlights and loft access.

OUTSIDE
To the front of the property is a block paved driveway providing ample off road parking for four vehicles which continues along the right hand side of the property and leads to the attached tandem garage. A timber gate to the left provides access to an Indian stone paved pathway, which continues along the side of the property. A brick built boundary wall and cast iron gate provide access into the rear garden. The enclosed rear garden features an L-shaped Indian stone paved patio, an attractive lawn with planted borders to two sides and a circular Indian stone seating area with raised brick built borders. Timber panelled fencing to two sides provides a good degree of privacy. A timber summer house features double entrance doors and three timber framed single glazed windows, with power and lighting inside.



TANDEM GARAGE
31'11" x 9'0" (9.73m x 2.76m)
Single attached tandem garage with manually operated up-and-over door, power and lighting. An outside light is positioned above the garage entrance, while a UPVC double glazed window overlooks the rear garden.

COUNCIL TAX BAND
The council tax band for this property is E.

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.