

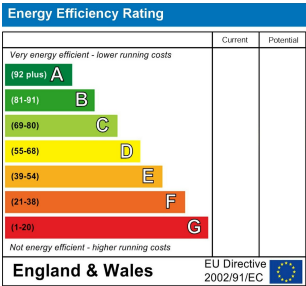


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall

Estate Agent

WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



3 Meadow Brook Chase, Normanton, WF6 1TJ

For Sale Freehold £210,000

Nestled within a pleasant cul de sac in the popular Normanton area is this superbly presented and recently renovated two bedroom semi detached home. Offering stylish and well proportioned accommodation throughout, the property benefits from two generous double bedrooms, spacious living areas, ample off road parking and a unique detached gym/home office within the rear garden.

The accommodation briefly comprises a welcoming living room with staircase to the first floor, useful understairs storage and access to the modern kitchen diner, which in turn opens directly onto the rear garden. To the first floor, the landing provides access to the loft space via a pull down ladder, two well proportioned double bedrooms and a contemporary shower room. Externally, the front of the property has been designed with ease of maintenance in mind and incorporates block paving and a concrete driveway providing ample off road parking. To the rear is a low maintenance garden featuring a tarmac patio area, ideal for outdoor dining and entertaining, together with a timber built gym/home office complete with power, lighting and air conditioning. The garden is fully enclosed by timber fencing, making it ideal for both children and pets. The property itself also benefits from air conditioning.

Normanton is a popular location for first time buyers, professional couples and investors alike, with a wide range of local shops, schools and well regarded public houses within easy reach. Further amenities can be found in Normanton town centre and neighbouring areas including Featherstone and Castleford. Regular bus services operate nearby, whilst Normanton railway station provides links to Leeds, Sheffield and surrounding areas. The M62 motorway network is also only a short drive away, making the property particularly attractive to commuters.

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



ACCOMMODATION

LIVING ROOM

12'3" x 15'9" [3.75m x 4.82m]

Composite front entrance door with frosted glass panel leading into the living room. UPVC double glazed window to the front, central heating radiator, electric fireplace with marble hearth and surround and wooden mantle. Two openings provide access through to the kitchen diner, together with useful understairs storage, staircase leading to the first floor landing and air conditioning unit.



KITCHEN DINER

12'2" x 8'10" [3.72m x 2.70m]

The kitchen has been newly fitted with a modern range of gloss fronted wall and base units with quartz work

surfaces over. Inset stainless steel 1.5 sink with mixer tap and drainer incorporated into the quartz work surface, five ring gas hob with extractor hood above, integrated oven and microwave, space and plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window to the side, composite rear entrance door with frosted glass panel providing access to the rear garden and central heating radiator.

FIRST FLOOR LANDING

Loft access with pull down ladder and doors providing access to two bedrooms and the house shower room.

BEDROOM ONE

12'2" x 8'10" [3.72m x 2.70m]

UPVC double glazed window to the rear, central heating radiator and air conditioning unit.



BEDROOM TWO

8'5" x 12'3" [2.58m x 3.75m]

UPVC double glazed window to the front and central heating radiator.



SHOWER ROOM/W.C.

8'8" x 4'11" [2.66m x 1.50m]

Frosted UPVC double glazed window to the side, radiator, low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, together with a walk-in shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Part tiled walls and additional fitted storage units.



OUTSIDE

To the front of the property is a combination of block paved and concrete driveway providing off road parking for two vehicles and leading to the front entrance. To the rear is a low maintenance garden, predominantly laid to tarmac with a patio area ideal for outdoor dining and entertaining, together with pebbled borders and access to the timber built gym. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



GYM

15'9" x 19'1" [4.82m x 5.82m]

Power and lighting throughout, air conditioning system and two access doors, one single and one double. This versatile space would make an ideal home office, gym or additional recreational area.



COUNCIL TAX BAND

The council tax band for this property is B.

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.