Richard Kendall
Estate Agent

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59 Newlaithes Crescent, Normanton, WF6 1SY

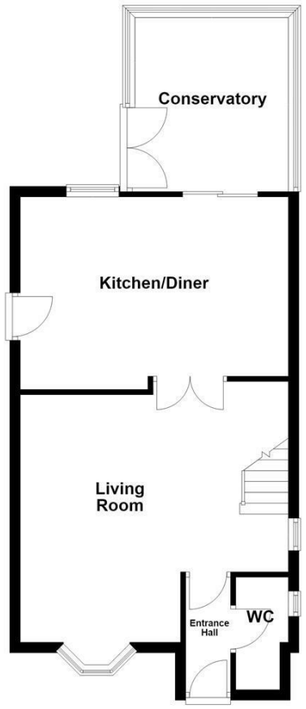
For Sale Freehold £280,000

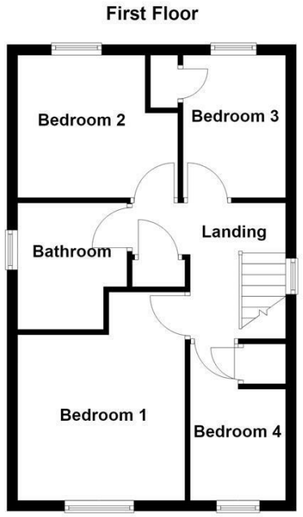
Nestled within a pleasant cul-de-sac in Normanton is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, including ample reception space, off road parking and an attractive enclosed rear garden, this property is certainly not one to be missed.

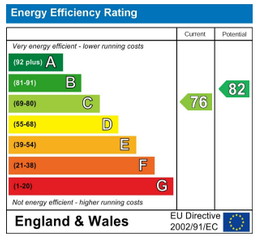
The accommodation briefly comprises an entrance hall with access to the downstairs WC and living room. The living room provides access to the first floor landing and leads through to the kitchen diner. The kitchen diner has a door providing access to the side of the property and also opens into the conservatory, which in turn leads out to the rear garden. To the first floor, the landing provides access to the loft, a useful storage cupboard, four well proportioned bedrooms and the house bathroom. Externally, the front of the property is designed for ease of maintenance, incorporating pebbled areas and artificial lawned beds. A block paved driveway provides off road parking and leads to a detached single garage with an up and over door, power and lighting. The rear garden is also low maintenance and incorporates a paved patio area, ideal for outdoor dining and entertaining, together with artificial lawned areas and raised railway sleeper borders. There is also a garden shed and a further garage-style storage unit, providing useful additional space. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

Normanton is a popular location for a wide range of buyers, particularly growing families, with a range of shops, schools and amenities available close by and within Normanton town centre. Local bus routes operate nearby, while Normanton railway station provides convenient links to major cities including Leeds and Sheffield. The M62 motorway is also only a short distance away, making the property well placed for those commuting further afield.

Only a full internal inspection will reveal everything this fantastic family home has to offer. An early viewing is highly recommended to avoid disappointment.







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
2'9" x 7'0" (0.85m x 2.15m)
A composite front entrance door with a frosted glazed panel leads into the entrance hall. Doors provide access to the living room and downstairs WC.

DOWNSTAIRS W.C.
7'0" x 3'4" (max) x 2'8" (min) (2.15m x 1.02m (max) x 0.83m (min))
Fitted with a low flush WC and pedestal wash basin. There is a frosted UPVC double glazed window to the side, a central heating radiator and half height tiling.

LIVING ROOM
16'1" x 18'0" (max) x 10'3" (min) (4.92m x 5.51m (max) x 3.13m (min))
Featuring a UPVC double glazed bay window to the front, a frosted UPVC double glazed window to the side, two central heating radiators and coving to the ceiling. There is also an electric fire with a marble hearth and surround and a wooden mantel. Stairs provide access to the first floor landing, while a set of double doors leads through to the kitchen diner.

KITCHEN DINER
16'9" x 11'2" (max) x 9'10" (min) (5.12m x 3.41m (max) x 3.0m (min))
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is a gas cooker with a stainless steel extractor hood above, along with an integrated fridge freezer and integrated washing machine. The room also features a UPVC double glazed window to the rear, a central heating radiator, a composite stable style side entrance door with a frosted glazed panel and UPVC double glazed sliding doors leading into the conservatory.

CONSERVATORY
10'10" x 10'0" (3.31m x 3.05m)
Surrounded by UPVC double glazed windows and featuring ceiling spotlights and a central heating radiator. A set of UPVC double glazed French doors with integrated blinds opens onto the rear garden.

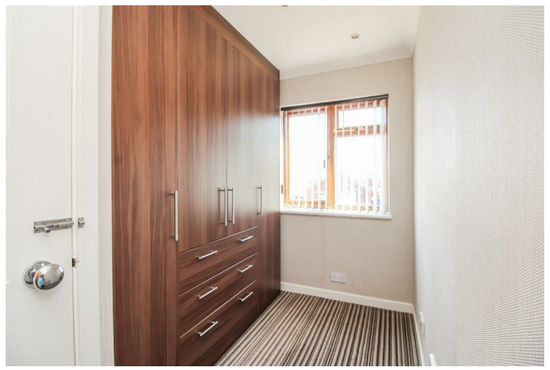
FIRST FLOOR LANDING
8'7" x 9'1" (max) x 3'2" (min) (2.63m x 2.78m (max) x 0.97m (min))
Providing access to four bedrooms and the house bathroom. There is also a useful storage cupboard housing the Worcester combination boiler, a frosted UPVC double glazed window to the side and coving to the ceiling.

BEDROOM ONE
10'4" x 12'11" (max) x 10'5" (min) (3.17m x 3.95m (max) x 3.20m (min))
Featuring a UPVC double glazed window to the front, a central heating radiator, ceiling spotlights and coving to the ceiling. There is also a range of fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
8'9" x 10'5" (max) x 8'4" (min) (2.68m x 3.18m (max) x 2.55m (min))
Featuring a UPVC double glazed window overlooking the rear elevation, a central heating radiator, ceiling spotlights and coving to the ceiling.

BEDROOM THREE
8'10" x 6'2" (2.71m x 1.90m)
Featuring a UPVC double glazed window overlooking the rear elevation, a central heating radiator, ceiling spotlights and coving to the ceiling. There is also access to a useful storage cupboard.

BEDROOM FOUR
6'2" x 10'0" (max) x 7'0" (min) (1.90m x 3.05m (max) x 2.15m (min))
Featuring a UPVC double glazed window to the front, a central heating radiator, ceiling spotlights and coving to the ceiling. There is also access to a storage cupboard and a range of fitted wardrobes.



BATHROOM
7'10" x 7'3" (max) x 5'9" (min) (2.40m x 2.22m (max) x 1.76m (min))
Fitted with a low flush WC, a wash basin set within a storage unit with cupboard space below and mixer tap, and a panelled bath with mixer tap, mains fed shower attachment, overhead shower and glazed shower screen. The bathroom is fully tiled and further benefits from a frosted UPVC double glazed window to the side, an extractor fan, ceiling spotlights and a ladder style central heating radiator.

OUTSIDE
To the front, the property enjoys a low maintenance garden with an artificial lawn, pebbled borders and a paved pathway leading to the front entrance. A block paved driveway extends along the side of the property and continues to the rear. The rear garden is also designed for ease of maintenance and incorporates an artificial lawn and paved patio area, ideal for outdoor dining and entertaining. There is mature shrubbery, outdoor garden storage and access to the detached single garage. The rear garden is fully enclosed by timber fencing, making it suitable for both children and pets.

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

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.