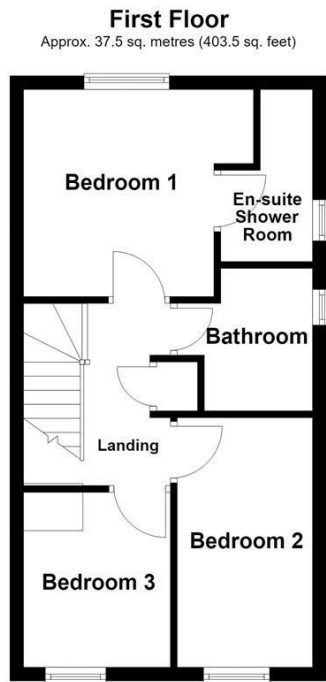
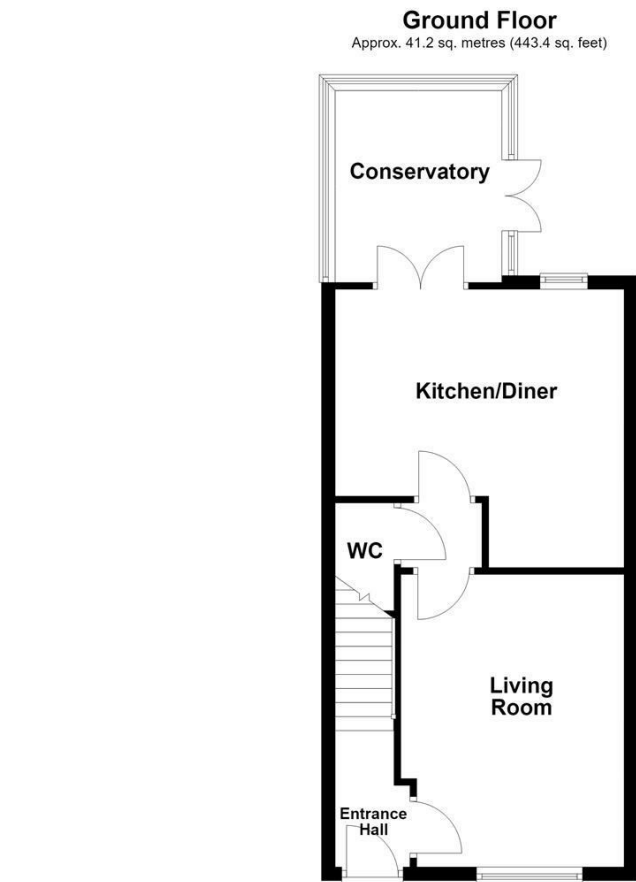




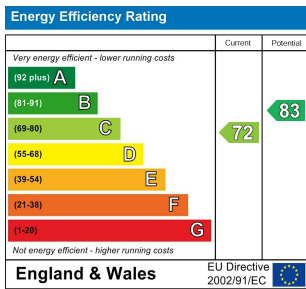
Total area: approx. 78.7 sq. metres (846.9 sq. feet)

**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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**01924 266 555**

**HORBURY**  
**01924 260 022**

**NORMANTON**  
**01924 899 870**

**PONTEFRACT & CASTLEFORD**  
**01977 798 844**



## 10 Kestrel Mews, Normanton, WF6 1ZU

### For Sale Freehold £240,000

Nestled within a sought after modern development is this superbly presented three bedroom semi detached home. Offering well proportioned accommodation throughout, the property benefits from spacious reception areas enhanced by a conservatory, beautifully maintained front and rear gardens and ample off road parking, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room. The spacious living room leads through to an inner hallway, which provides access to the downstairs WC and a modern kitchen diner. The kitchen diner opens into the conservatory, creating an excellent additional reception space overlooking the rear garden. To the first floor, the landing provides access to the loft space, a useful airing cupboard housing the hot water cylinder, three bedrooms and the family bathroom. The principal bedroom benefits from its own en suite shower room. Externally, the front of the property enjoys a well maintained lawned garden with a paved pathway leading to the entrance door. A tarmac driveway provides ample off road parking and extends along the side of the property, with timber gates providing access to the rear garden. The beautifully landscaped rear garden is predominantly laid to lawn and complemented by established planted borders with mature shrubs and flowers. A combination of decked and block paved seating areas provides the perfect setting for outdoor dining and entertaining, together with space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Normanton is a highly popular location with first time buyers, professional couples and growing families alike, offering an excellent range of shops, schools and everyday amenities, many of which are within walking distance. The town also benefits from its own railway station with direct links to Leeds and Sheffield, regular bus services and excellent access to the M62 motorway network, making it an ideal base for commuters.

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



## ACCOMMODATION

### ENTRANCE HALL

3'7" x 3'11" [1.10m x 1.20m]

Entered via a composite front entrance door with frosted glazed panel. Featuring a central heating radiator, staircase to the first floor landing and door leading through to the living room.

### LIVING ROOM

14'3" x 10'9" [4.35m x 3.30m]

A spacious reception room with UPVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling, an electric fireplace with marble hearth and wooden mantel, and a door leading through to the inner hallway.



### INNER HALLWAY

3'1" x 3'11" [0.95m x 1.20m]

Coving to the ceiling, inset ceiling spotlights and doors leading to the downstairs W.C. and kitchen/diner.

### W.C.

5'2" x 2'10" [1.60m x 0.87m]

Fitted with a low flush W.C., wall mounted wash basin with tiled splashback, central heating radiator and extractor fan.

### KITCHEN/DINER

14'1" x 13'5" [4.30m x 4.10m]

A well appointed kitchen fitted with a range of wall and base units incorporating laminate work surfaces, stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor above, integrated oven, space and plumbing for a washing machine, and space for an under counter fridge and freezer. The room also houses the Ideal boiler and benefits from a central heating radiator, coving to the ceiling, UPVC double glazed window to the rear and UPVC double glazed French doors leading into the conservatory.



### CONSERVATORY

8'10" x 7'10" [2.70m x 2.40m]

A bright addition to the home with a vaulted ceiling incorporating inset spotlights, UPVC double glazed windows surrounding and UPVC double glazed French doors opening onto the rear garden.



### FIRST FLOOR LANDING

9'2" x 7'1" [2.80m x 2.17m]

Providing loft access, doors leading to three bedrooms, the house bathroom and a useful storage cupboard housing the hot water tank.

### BEDROOM ONE

10'2" x 9'5" [3.10m x 2.88m]

A double bedroom with UPVC double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes and storage units, together with access to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

8'10" x 4'5" [2.70m x 1.36m]

Comprising a low flush W.C., pedestal wash basin and shower cubicle with mains fed shower and glazed shower screen. The room also benefits from a frosted UPVC double glazed window to the side elevation, central heating radiator, extractor fan and partial wall tiling.



### BEDROOM TWO

6'9" x 11'8" [2.07m x 3.56m]

Featuring decorative wall panelling, UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

7'1" x 8'6" [2.16m x 2.60m]

With UPVC double glazed window to the front elevation, central heating radiator and useful bulkhead area.

### BATHROOM/W.C.

7'2" x 6'8" [2.20m x 2.05m]

Fitted with a low flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. Also benefiting from a frosted UPVC double glazed window to the side elevation, central heating radiator, extractor fan and half tiled walls.



### OUTSIDE

To the front, the property enjoys a well maintained lawned garden with a paved pathway leading to the entrance door. Timber fencing and double timber gates provide access to a tarmac driveway offering off road parking. The enclosed rear garden is predominantly laid to lawn with planted pebble borders, mature shrubs and flowers, paved features and a decked patio seating area, creating an excellent space for outdoor dining and entertaining. There is also space for timber garden sheds, with the garden fully enclosed by timber fencing, making it ideal for children and pets.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.