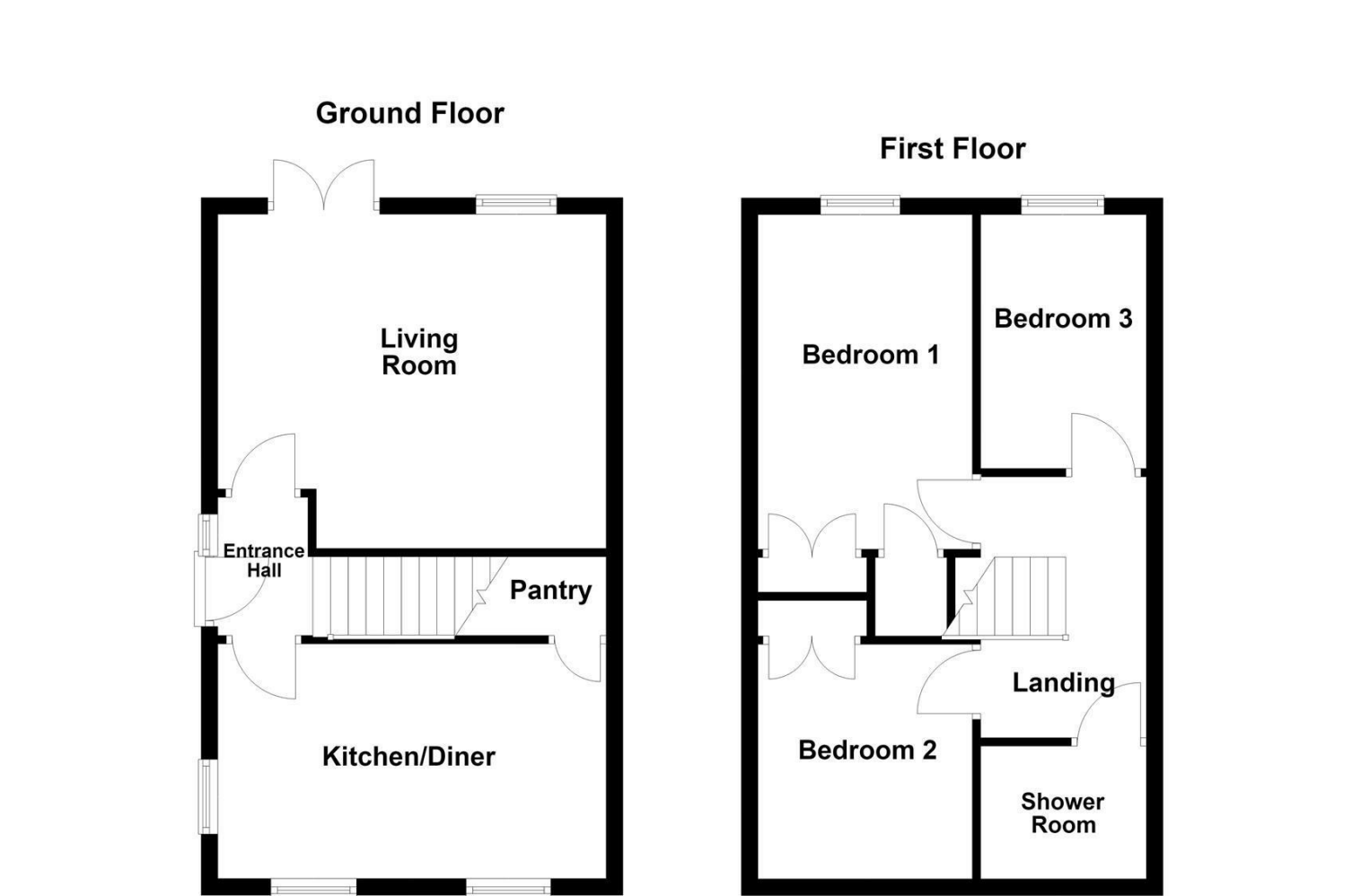


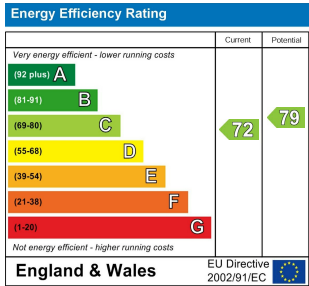


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



5 Cambridge Street, Normanton, WF6 1ET

For Sale Freehold £185,000

Situated just outside Normanton town centre on the well known Cambridge Street is this superbly presented three bedroom end town house. Offering well proportioned accommodation throughout, including a modern fitted shower room and kitchen, off road parking and an enclosed rear garden, this attractive home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and doors providing access to the kitchen diner and living room. The kitchen diner also benefits from a useful understairs storage cupboard, whilst the living room provides access to the rear garden. To the first floor, the landing provides access to three bedrooms, the house shower room and the loft. Bedrooms one and two also benefit from fitted storage cupboards. Externally, to the front of the property is a low maintenance garden incorporating paved and block paved areas with slate borders. A paved driveway provides off road parking for two vehicles, with further potential parking available within the additional block paved area, together with a useful carport. The frontage is enclosed by walling. To the rear is an enclosed garden which is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also space for two useful outbuildings. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Normanton is a convenient location for a range of buyers, including first time buyers, professional couples and small families. Local shops, schools and everyday amenities can all be found within easy reach, with a wider range of facilities available in Normanton town centre. Regular bus services operate nearby, whilst Normanton also benefits from its own railway station providing connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

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



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door with frosted glass panel leading into the entrance hall. Coving to the ceiling, staircase providing access to the first floor landing, central heating radiator and doors leading to the living room and kitchen diner.

KITCHEN DINER

15'3" x 9'3" [4.67m x 2.82m]

Three UPVC double glazed windows, two to the front and one to the side, anthracite column central heating radiator, access to a useful understairs pantry cupboard and coving to the ceiling. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above, integrated oven, space for a fridge freezer and space and plumbing for a washing machine.

LIVING ROOM

15'3" x 13'5" [max] x 10'9" [min] [4.67m x 4.10m [max] x 3.3m [min]]

UPVC double glazed window to the rear, UPVC double glazed French doors leading onto the rear garden, coving to the ceiling and central heating radiator.



FIRST FLOOR LANDING

Central heating radiator, coving to the ceiling, loft access and doors providing access to bedroom one, bedroom two, bedroom three and the shower room.

BEDROOM ONE

8'5" x 13'4" [2.58m x 4.08m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, double door fitted wardrobe and useful over stairs storage cupboard.



BEDROOM TWO

9'2" x 8'6" [2.80m x 2.60m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and double door fitted wardrobe.



BEDROOM THREE

10'0" x 6'6" [3.05m x 2.0m]

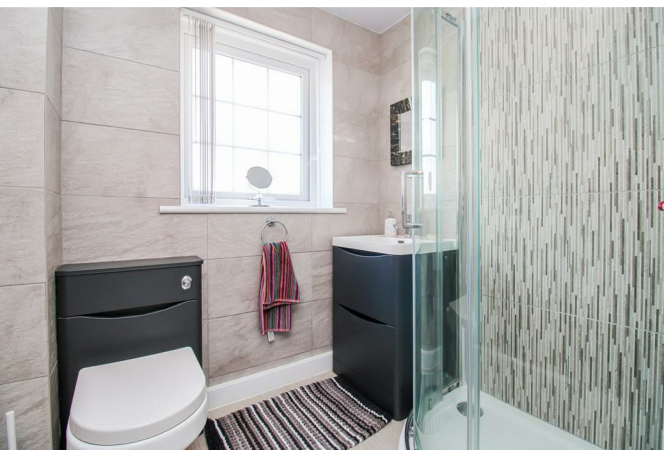
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



SHOWER ROOM

6'4" x 5'4" [1.95m x 1.65m]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator and a modern suite comprising concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with mains fed shower, shower attachment and glass shower screen. Fully tiled walls.



OUTSIDE

To the front of the property is a low maintenance garden incorporating block paving, slate borders and paved features. A paved driveway provides off road parking for two vehicles, with further potential parking available within the additional block paved area. There is also a useful carport. The frontage is enclosed by walling and wrought iron fencing, with the block paving continuing down the side of the property to the side entrance door. To the rear is a lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with two garden sheds/storage areas. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



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.