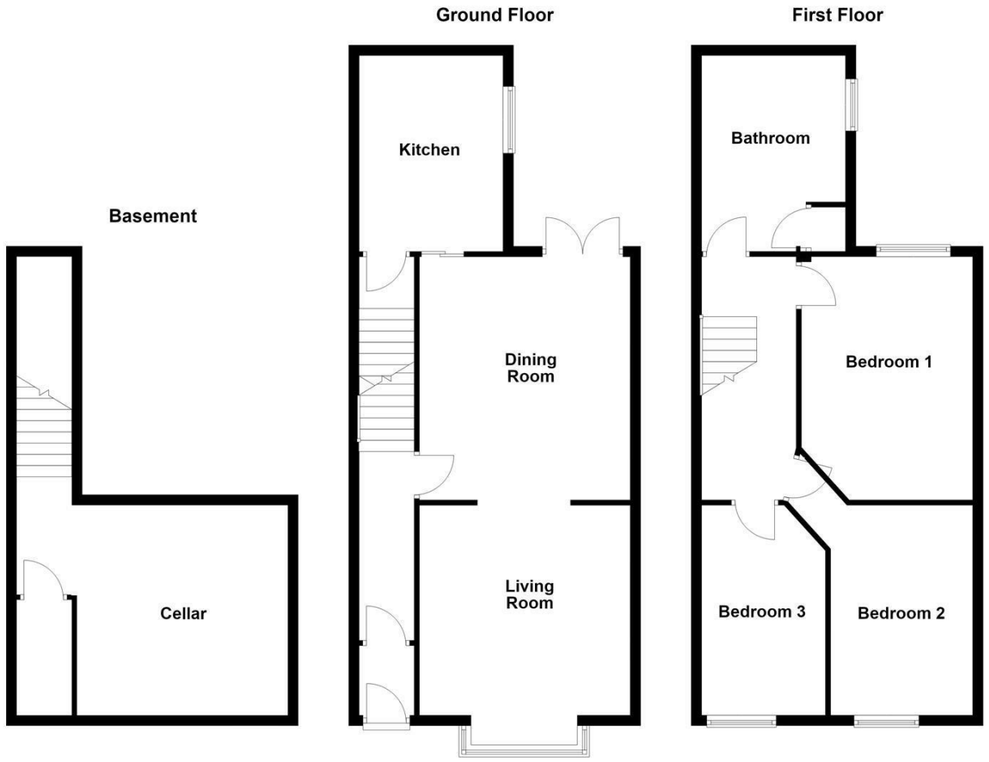


Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



334 Castleford Road, Normanton, WF6 1QY

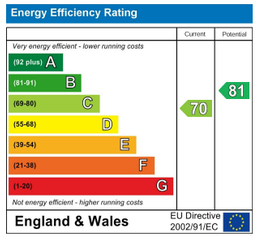
For Sale Freehold £210,000

A superb opportunity to purchase this larger style three bedroom traditional terraced home, beautifully presented throughout and offering an impressive feeling of light and space. With generous reception rooms, three well proportioned bedrooms and a fantastic low maintenance entertaining garden to the rear, the property provides an excellent setting for modern family living.

Benefitting from gas fired central heating and double glazed windows, the accommodation is approached via a welcoming entrance hall which leads through into the main reception hallway. Positioned to the front of the property is the spacious living room, featuring an attractive square bay window which allows an abundance of natural light into the room. To the rear is a particularly generous dining room, with French doors opening directly onto the garden and creating an excellent space for both everyday family life and entertaining. The kitchen is finished to a high standard and fitted with a comprehensive range of modern units and integrated appliances. A door provides access to the cellar head, with the basement offering valuable additional storage space. To the first floor are three well proportioned bedrooms, all served by an impressive family bathroom fitted with a stylish four piece suite. Externally, the property has a modest buffer style garden to the front, while the rear garden is a particular highlight of the home. Generously proportioned and designed with entertaining and ease of maintenance in mind, the garden is extensively decked and features an attractive pergola, creating a wonderful setting for al fresco dining and summer gatherings. A pathway provides access to the rear lane.

The property is situated within a popular residential area on the fringe of Normanton town centre, placing a wide range of local shops, schools and recreational facilities within easy reach. Normanton also benefits from its own railway station and excellent access to the national motorway network, making the location particularly convenient for commuters.

Offering generous accommodation, an excellent standard of presentation and a superb entertaining garden, an early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



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
UPVC front entrance door leading into the entrance hall. Wood effect laminate flooring and inner door providing access to the reception hall.

RECEPTION HALL
12'5" x 3'3" (3.80m x 1.00m)
Continuation of the wood effect laminate flooring, staircase providing access to the first floor and contemporary vertical style central heating radiator.

LIVING ROOM
13'5" x 13'5" (4.10m x 4.10m)
Square bay window overlooking the front elevation, large central heating radiator and provision for a wall mounted television. Feature fireplace with provision for an electric fire and archway leading through to the adjoining dining room.



DINING ROOM
15'5" x 13'5" (4.70m x 4.10m)
French doors opening directly onto the rear garden, double central heating radiator and fitted storage units. Sliding door providing access to the kitchen.



KITCHEN
12'5" x 9'2" (3.80m x 2.80m)
Window overlooking the side elevation and fitted with an extensive range of high gloss white fronted wall and base units with butcher block style laminate work surfaces over and brick set tiled splashbacks. Inset stainless steel sink unit, four ring stainless steel gas hob with extractor hood above, built-in oven, space and plumbing for a washing machine and slimline dishwasher, and space for a tall fridge freezer. Central heating radiator and door providing access to the cellar head.

CELLAR
15'5" x 13'1" (4.70m x 4.00m)
Window overlooking the front elevation and central heating radiator.

STORE ROOM
7'2" x 3'3" (2.20m x 1.00m)
Useful additional storage space positioned off the cellar.

FIRST FLOOR LANDING
Loft access hatch with fold-down ladder.

BEDROOM ONE
15'1" x 10'9" (4.60m x 3.30m)
Window overlooking the rear garden, double central heating radiator and part panelled wall.



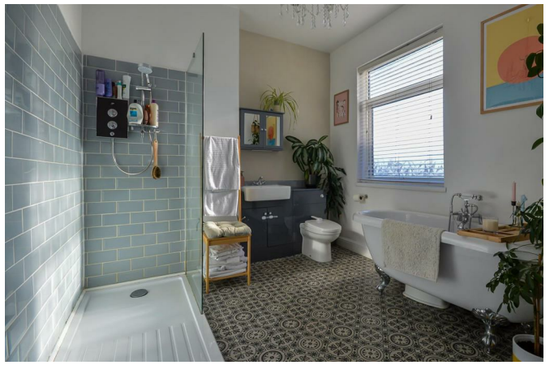
BEDROOM TWO
13'5" x 8'10" (4.10m x 2.70m)
Window overlooking the front elevation and central heating radiator. Feature former fireplace with cast iron surround and tiled hearth.



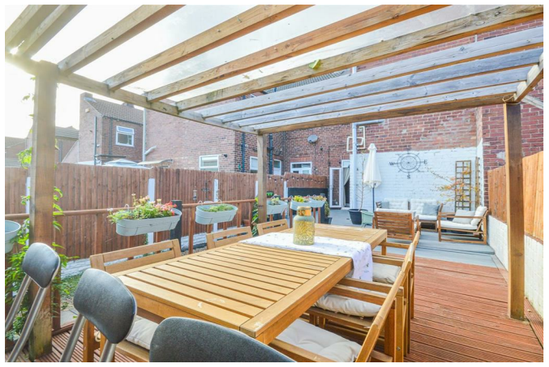
BEDROOM THREE
13'5" x 7'10" (4.10m x 2.40m)
A well proportioned third bedroom with window overlooking the front elevation, part panelled wall and central heating radiator.



BATHROOM/W.C.
12'5" x 12'5" (3.80m x 3.80m)
A beautifully appointed bathroom with frosted window overlooking the side elevation. Fitted with a four piece white and chrome suite comprising roll top ball and claw foot bath with shower attachment, separate shower enclosure with brick set tiled walls and glazed screen, vanity wash basin with storage beneath and low flush W.C. with concealed cistern. Victorian style heated towel radiator and cupboard housing the Worcester Bosch gas fired combination boiler.



OUTSIDE
To the front is a low maintenance pebbled buffer style garden. To the rear is a much larger, thoughtfully landscaped garden incorporating a generous decked seating area. A further decked section with pergola provides an additional entertaining space, complemented by an established planted bed and pathway leading out to the rear lane.



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.

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.