WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

5 Fairway Meadows, Normanton, WF6 2TU

For Sale Leasehold 50% Shared Ownership £82,000

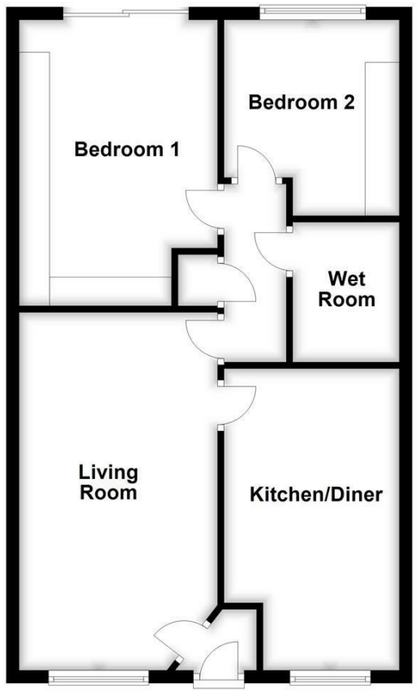
Enjoying a tucked away position in this popular part of Normanton and for the over 55's, available on a 50% shared ownership scheme is this superbly appointed and deceptively spacious two bedroom mid terrace bungalow benefiting from UPVC double glazing and gas central heating.

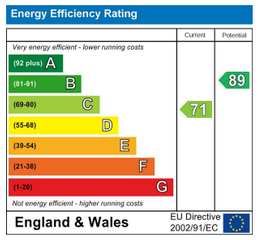
The accommodation comprises entrance hall, lounge, kitchen breakfast room, inner hallway, two double bedrooms and bathroom/w.c. Outside there are attractive lawned communal garden areas.

Normanton plays host to a range of amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

An ideal property for those looking to downsize and is offered for sale with no chain and vacant possession upon completion. An internal viewing comes highly recommended.

Ground Floor





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
Central heating radiator, coving to the ceiling and door providing access into the living room.

LIVING ROOM
10'2" x 18'6" (3.12m x 5.64m)
Ceiling rose, coving to the ceiling, central heating radiator and doors to the inner hallway and kitchen/diner. UPVC double glazed window overlooking the front aspect.

KITCHEN/DINER
9'0" x 15'0" (2.76m x 4.59m)
Range of wall and base units with laminate work surface over and tiled splash back above. Integrated fridge/freezer, integrated oven and grill with four ring gas hob and cooker hood over. Stainless steel sink and drainer with mixer tap, integrated washing machine, wall mounted boiler, central heating radiator, coving to the ceiling, strip lighting and UPVC double glazed window overlooking the front aspect.

HALLWAY
Doors to the wet room, two bedrooms and airing cupboard with fixed shelving within. Coving to the ceiling.

BEDROOM ONE
10'2" x 14'5" (3.12m x 4.41m)
Range of fitted wardrobes and drawers. Central heating radiator, coving to the ceiling, UPVC double glazed sliding patio doors leading into the garden.

BEDROOM TWO
8'3" (min) x 10'0" (max) x 9'1" (2.52m (min) x 3.07m (max) x 2.78m)
Range of fitted wardrobes and drawers. UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and loft access with loft hatch and built in ladder.

WET ROOM/W.C.
5'4" x 7'4" (1.65m x 2.24m)
Electric shower, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, wet room style floor, UPVC cladding with chrome strips to the ceiling, extractor fan and central heating radiator.

OUTSIDE
To the front is an off road parking space in the communal car park and pleasant lawned garden to the front with pathway to the front door. To the rear is a lawned communal garden.

LEASEHOLD
The service charge is £235.79 (pm) and ground rent £479.44 (pa). The remaining term of the lease is 96 years (2024). A copy of the lease is held on our file at the Normanton office.

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.