Richard Kendall Estate Agent

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# 148 Queen Elizabeth Drive, Normanton, WF6 1LS

## For Sale Freehold £180,000

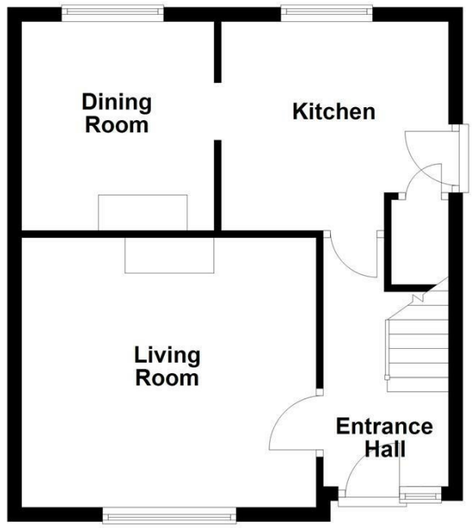
Situated in Normanton is this superbly presented three bedroom semi detached property. Boasting well proportioned accommodation throughout, including ample reception space, generous off road parking and a fully enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall with staircase access to the first floor landing and doors leading to the living room and kitchen. The kitchen provides access to an under stairs storage cupboard, side entrance, and opens through to the dining room. To the first floor landing there is loft access, a useful storage cupboard, and doors leading to three bedrooms, the house bathroom and a separate WC. To the front of the property is a low maintenance garden incorporating a concrete driveway providing off road parking for up to three vehicles, which leads to the front entrance door. The rear garden enjoys a good degree of privacy and incorporates lawned areas with planted and pebbled borders, together with a paved patio seating area, ideal for outdoor dining and entertaining. There is also a further concrete parking space accessed via timber double gates to the rear. The garden is fully enclosed by timber fencing, making it ideal for both pets and children, and also benefits from space for a timber garden shed and access to a useful brick built outbuilding, ideal for storage.

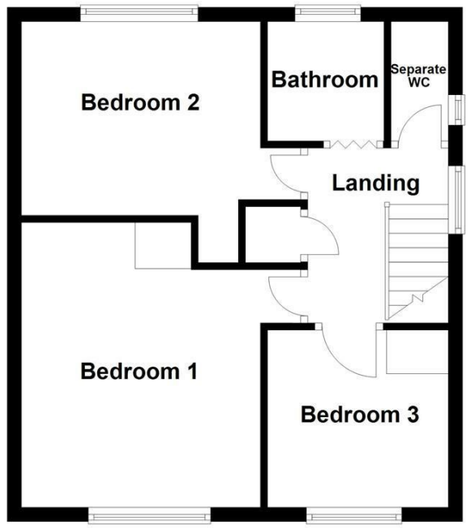
Normanton is a popular and convenient location for a wide range of buyers, including first time purchasers, small families and professional couples. The property is ideally positioned for local shops, schools and amenities, many of which are within walking distance, including Normanton town centre. Local bus routes run close by, and Normanton also benefits from its own train station providing links to larger cities including Leeds and Sheffield. For those wishing to travel further afield, the M62 motorway network is only a short drive away.

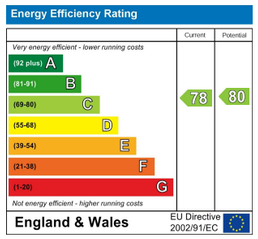
Only a full internal inspection will truly appreciate the accommodation on offer at this excellent home, and an early viewing is highly recommended to avoid disappointment.

### Ground Floor




### First 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
Composite front entrance door with frosted glazed pane, frosted UPVC double glazed window to the front aspect, staircase rising to the first floor landing with under stairs storage cupboard, central heating radiator, and doors leading to the living room and kitchen.

### LIVING ROOM
13'6" x 12'2" (max) x 11'0" (min) (4.12m x 3.73m (max) x 3.36m (min))
UPVC double glazed window to the front aspect, coving to the ceiling, central heating radiator, electric fireplace with laminate hearth, surround and mantle.

### KITCHEN
10'6" x 9'6" (max) x 7'10" (min) (3.21m x 2.92m (max) x 2.40m (min))
Composite side entrance door with glazed pane, under stairs storage cupboard, opening through to the dining room, UPVC double glazed window to the rear aspect. Fitted with a range of modern wall and base units with quartz work surfaces over, inset composite 1 1/2 sink with mixer tap and tiled splashbacks, four ring gas hob with extractor hood above, integrated AEG oven, integrated washing machine, space for fridge freezer, and integrated tumble dryer.

### DINING ROOM
8'10" x 9'8" (max) x 8'5" (min) (2.71m x 2.95m (max) x 2.57m (min))
UPVC double glazed window to the rear aspect and central heating radiator.

### FIRST FLOOR LANDING
Loft access with pull down ladder, loft being partially boarded for storage, UPVC double glazed window to the side aspect, central heating radiator, storage cupboard housing the boiler, and doors leading to three bedrooms, house bathroom and separate WC.

### BEDROOM ONE
12'4" x 13'2" (max) x 5'4" (min) (3.77m x 4.02m (max) x 1.65m (min))
UPVC double glazed window to the front aspect and central heating radiator.

### BEDROOM TWO
13'1" x 10'11" (max) x 2'7" (min) (4.01m x 3.35m (max) x 0.81m (min))
UPVC double glazed window to the rear aspect and central heating radiator.

### BEDROOM THREE
8'6" x 8'1" (max) x 5'0" (min) (2.60m x 2.47m (max) x 1.54m (min))
UPVC double glazed window to the front aspect, central heating radiator, and fitted desk area within the bulkhead.

### BATHROOM
5'6" x 5'4" (1.70m x 1.63m)
Extractor fan, frosted UPVC double glazed window to the rear aspect, chrome ladder-style central heating radiator, pedestal wash basin with mixer tap, P-shaped bath with mixer tap and electric shower over, part tiled walls.

### SEPERATE W.C.
Extractor fan, frosted UPVC double glazed window to the side aspect, and low flush WC.

### OUTSIDE
To the front of the property is a low maintenance garden incorporating a concrete driveway providing off-road parking for two to three vehicles, with a paved pathway leading to the front entrance door and side access. A lean-to style covered side area provides useful storage space and access to a brick built outbuilding, ideal for additional storage, which in turn leads through to the rear garden. The rear garden incorporates lawned areas with planted beds and stone borders, pebbled sections, and a paved patio area ideal for outdoor dining and entertaining. There is also a timber garden shed and a further concrete driveway providing additional off road parking for one vehicle, accessed via double gates to the rear. The garden is fully enclosed by fencing, making it ideal for pets and children.

### SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

### 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.