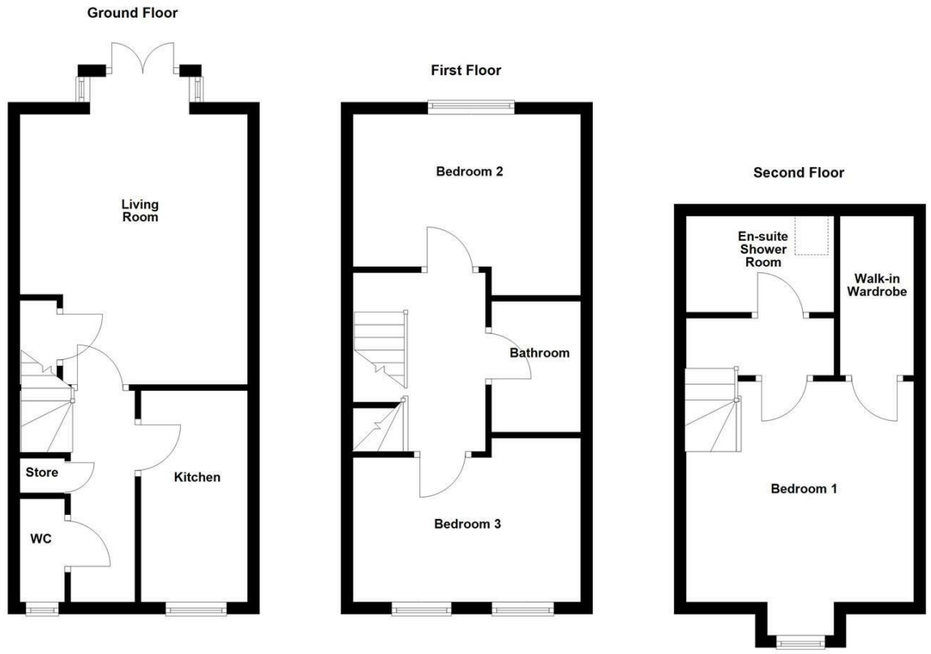
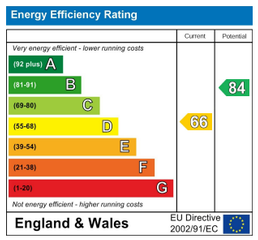


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

1 Kirkcaldy Fold, Normanton, WF6 1WP

For Sale Freehold £245,000

A three bedroom, three storey townhouse, situated in a popular residential area of Normanton. Offering three double bedrooms, a bathroom, en suite shower room and ground floor w.c., the property also benefits from a low maintenance south west facing rear garden.

The accommodation briefly comprises an entrance hallway with access to a downstairs w.c., a useful storage cupboard and a fitted kitchen. To the rear is a spacious living room with UPVC patio doors overlooking and opening onto the rear garden. To the first floor, the landing provides access to two well proportioned double bedrooms and a three piece house bathroom. The second floor hosts the principal bedroom, a generous double with dressing area and access to a walk in wardrobe. There is also a modern three piece shower room with Velux window to the rear elevation. Externally, the front garden is gravelled and lawned with a flagged pathway leading to the entrance door with the driveway and garage to the left of the property. The enclosed rear garden enjoys a south west facing aspect and incorporates a timber decked seating area and low maintenance gravelled sections with timber shed.

Offered for sale with vacant possession and no onward chain, the home is ideally suited to first time buyers, young families and professionals alike. It is well placed for access to Normanton town centre, Normanton train station, a range of local primary and secondary schools, and convenient motorway links.

Only by viewing can the full potential and space this property offers be fully appreciated.

ACCOMMODATION

ENTRANCE HALL
A composite door leads into the entrance hallway with oak effect laminate flooring, central heating radiator, storage cupboard, staircase rising to the first floor and access into the downstairs w.c., kitchen and living room.

W.C.
5'7" x 2'3" (1.72m x 0.70m)
Laminate flooring, low flush w.c., wash hand basin with tiled splashback, storage cupboard and frosted UPVC window to the front elevation.

KITCHEN
11'6" x 5'10" (3.51m x 1.79m)
Laminate flooring, breakfast bar, beam radiator, double glazed UPVC window, range of wall and base units with laminate work surfaces, sink and drainer with mixer tap, tiled splashback, integrated appliances include a washing machine, fridge/freezer, integrated oven with four ring gas hob and boiler housed within a cupboard (fitted in October 2024).

LIVING ROOM
12'7" x 14'9" (3.84m x 4.51m)
Laminate flooring, electric fireplace with feature surround, double glazed UPVC bay window and UPVC patio doors leading out to the rear garden, central heating radiator and understairs storage cupboard.

FIRST FLOOR LANDING

BEDROOM TWO
10'0" x 12'5" (3.06m x 3.81m)
Carpeted flooring, central heating radiator and two UPVC double glazed windows to the front elevation.

BEDROOM THREE
9'11" x 12'5" (3.03m x 3.80m)
Carpeted flooring, fitted wardrobes, central heating radiator and double glazed UPVC window overlooking the rear garden.

BATHROOM/W.C.
6'2" x 5'10" (1.88m x 1.78m)
Low flush w.c., wash hand basin with hot and cold taps and tiled splashback, panelled bath with hot and cold taps and part tiled walls, central heating radiator.

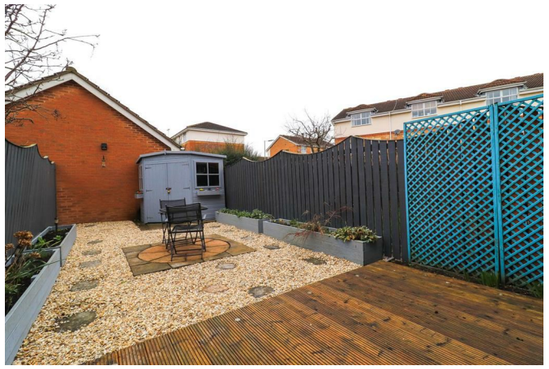
SECOND FLOOR LANDING

BEDROOM ONE
3.70m x 3.86m
Carpeted flooring, loft access, central heating radiator, double glazed UPVC window to the front elevation, fitted dressing table and access into a walk in wardrobe.

WALK IN WARDROBE
Power, lighting, radiator and has been fitted with hanging rails, shoe rack and a mirror. Cupboard housing the large water tank.

EN SUITE SHOWER ROOM/W.C.
8'2" x 5'4" (2.51m x 1.65m)
Double vanity unit with mixer taps and tiled splashback, Velux window to the rear elevation, amtico/karndean flooring, low flush w.c., chrome radiator, shower cubicle, mixer shower and extractor fan with spotlights to the ceiling.

OUTSIDE
The front is a gravelled garden with flagged pathway leading to the entrance door. To the rear is a timber decked seating area and gravelled garden enclosed by timber fencing with access to the detached brick built garage and driveway. The detached garage features a manual up and over door with power and lighting.



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.