

IMPORTANT NOTE TO PURCHASERS

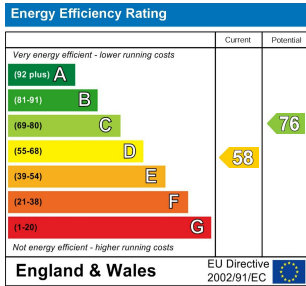
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



134 Castleford Road, Normanton, WF6 2EJ

For Sale Freehold £130,000

Offered with no chain, this deceptively spacious two bedroom traditional terrace enjoys a fantastic position opposite the park and just a short walk from the town centre. Ideal for first time buyers or investors looking for a well located home with great potential.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and deceptively spacious property is approached from the front into a welcoming living room that has a square bay window. To the rear, there is a dining kitchen with integrated cooking facilities and a door leading through to a separate utility room beyond. To the first floor there are two good sized bedrooms served by a bathroom fitted with a modern white and chrome suite. Outside, the property has a small garden to the front with a much larger garden to the rear and space for a parked car providing extra security with double gates out onto the back lane.

The property is situated in this popular residential neighbourhood on the fringe of the town centre within easy reach of Normanton's broad range of shops, schools and recreational facilities. The town has it's own railway station and ready access to the national motorway network.



ACCOMMODATION

LIVING ROOM

12'9" x 10'9" [3.9m x 3.3m]

UPVC front entrance door. Square bay window to the front, central heating radiator, fireplace surround with a marble insert and provision for an electric fire. Fitted cupboards.

INNER HALLWAY

Stairs to the first floor.



DINING KITCHEN

11'5" x 11'9" [3.5m x 3.6m]

Window to the rear, double central heating

radiator. Fitted with a range of white fronted units with tiled splashback and contrasting dark laminate worktops. Inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in oven, space and plumbing for a washing machine. Door to a useful understairs cupboard. Wall mounted, gas fired central heating boiler. Door into utility.



UTILITY

8'2" x 4'7" [2.5m x 1.4m]

Window and external door to the rear.

FIRST FLOOR LANDING

Doors to two bedrooms and a bathroom.

BEDROOM ONE

12'9" x 10'9" [3.9m x 3.3m]

Window to the front, central heating radiator, over stairs storage cupboard.



BEDROOM TWO

12'1" x 8'10" [max] [3.7m x 2.7m [max]]

Window to the rear, central heating radiator.



BATHROOM

8'6" x 5'10" [max] [2.6m x 1.8m [max]]

Frosted window to the rear, tiled walls and floor. Fitted with a three piece white and chrome suite comprising of a panel bath with triton electric shower over and glazed screen, pedestal wash basin and low suite W.C.. Central heating radiator.



OUTSIDE

To the front the property has a buffer style garden, whilst to the rear there is a much larger garden area, paved for low maintenance and space for a parked car providing providing extra security with double gates leading out onto the back 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.

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.