

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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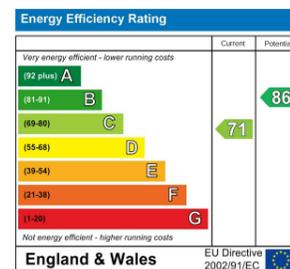
## 27 Church Lane, Normanton, WF6 1AD

**For Sale Freehold £200,000**

A deceptively spacious and attractively presented three bedroom traditional terraced home, situated within easy reach of Normanton town centre and benefitting from permit parking to the front.

The property benefits from a gas fired central heating system with a recently replaced boiler, together with sealed unit double glazed windows. It is approached via a welcoming entrance hall which leads into a good sized living room overlooking the front of the property. Double doors open through to the adjoining dining room at the rear, while an archway leads into the kitchen. The kitchen is fitted with a good range of units incorporating integrated appliances and attractive butcher's block worktops. To the first floor, there is a spacious principal bedroom together with two further well proportioned bedrooms, all served by a well appointed family bathroom fitted with a four piece suite. Externally, the property enjoys a low maintenance garden to the front. To the rear, there is a larger garden area which includes a pleasant and sheltered seating space.

The property is conveniently positioned within easy reach of the wide range of shops, schools and recreational facilities available in Normanton town centre. Normanton also benefits from its own railway station and excellent access to the national motorway network.



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door leads into the reception hall with central heating radiator and staircase leading to the first floor.

### LIVING ROOM

12'5" x 12'1" [3.8m x 3.7m]

Window to the front elevation, old school style radiator and feature fireplace with point for an electric fire and provision for a wall mounted television. Double doors lead through to the adjoining dining room.



### DINING ROOM

12'5" x 12'5" [3.8m x 3.8m]

French doors opening out to the rear garden, old school style radiator and wood effect laminate flooring. Open access through to the adjoining kitchen.



### KITCHEN

11'1" x 7'6" [3.4m x 2.3m]

Window to the side elevation and fitted with a range of modern wall and base units with solid wood butcher's block style worktops incorporating a ceramic sink unit. Slot in point for a range style cooker with gas fired range included in the sale featuring a five burner gas hob and wide oven, along with matching stainless steel splashback and filter hood over. Space for a side by side American

style fridge freezer, integrated washing machine, pull out larder cupboards, wine fridge and cupboard housing the gas fired central heating boiler, along with an integrated combination microwave.

### FIRST FLOOR LANDING

Loft access hatch and doors leading to three bedrooms and the bathroom.

### BEDROOM ONE

15'5" x 12'5" [4.7m x 3.8m]

A large double bedroom with two windows to the front elevation, central heating radiator and two double fronted full height fitted wardrobes. Feature fireplace with ornate cast surround and dog grate (not currently in use) and provision for a wall mounted television.



### BEDROOM TWO

11'1" x 7'2" [3.4m x 2.2m]

Window to the side elevation and central heating radiator.



### BEDROOM THREE

10'2" x 6'6" [3.1m x 2.0m]

Window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

10'2" x 5'6" [3.1m x 1.7m]

Fitted with a quality four piece suite comprising panel bath with shower attachment over, separate shower cubicle

with twin head shower, vanity wash basin with cupboards under and low flush WC with concealed system. Heated towel rail, part tiled walls and extractor fan.



### OUTSIDE

Externally to the front the property has a neat buffer style garden designed for low maintenance together with on street permit parking. To the rear there is a pleasant enclosed garden with sheltered seating area adjacent to a raised bed and a recently erected pergola, which may be included in the sale by separate negotiation.



### 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.