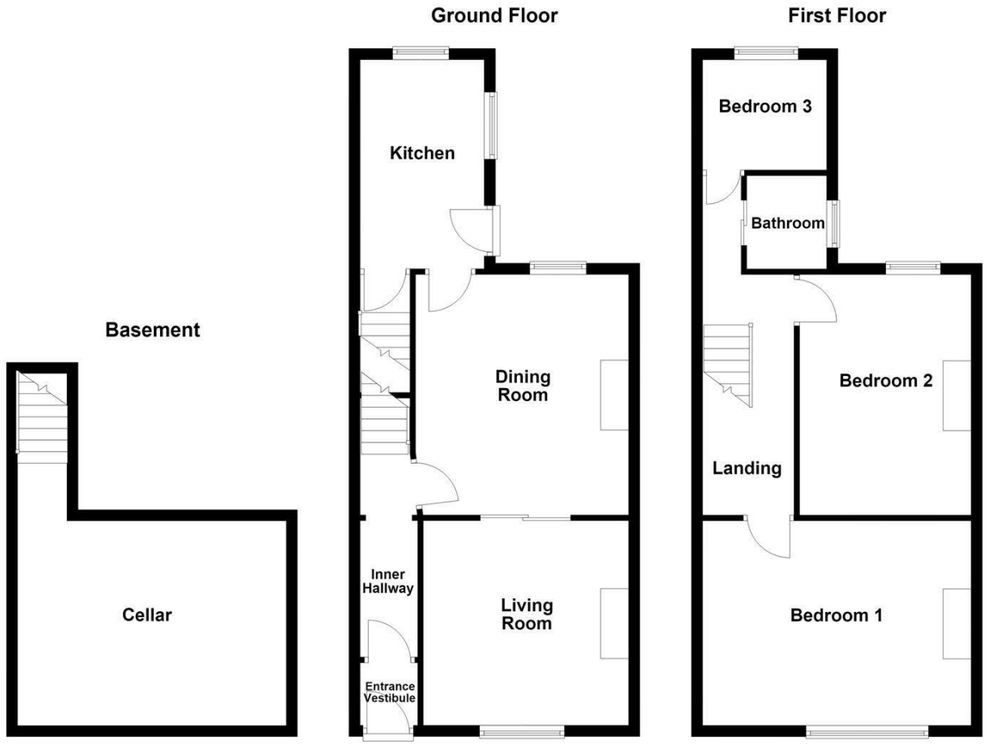


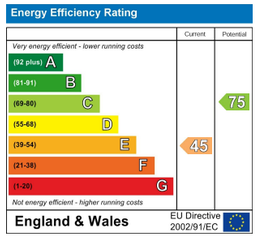


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 10 Cambridge Street, Normanton, WF6 1ET

## For Sale Freehold Guide Price £180,000 - £190,000

Situated just outside Normanton town centre is this deceptively spacious three bedroom end terrace property. Offering well proportioned accommodation throughout, including generous reception space, front and rear gardens and off road parking, this attractive home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access into the dining room. The dining room provides access to both the living room and kitchen, with the kitchen also leading down to the cellar and out to the rear garden. To the first floor, the landing provides access to three bedrooms, the house bathroom and the loft. Externally, to the front of the property is a low maintenance garden, predominantly paved with mature shrubbery and enclosed by walling with gated access. To the rear is a low maintenance garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted features. A set of double gates to the side provides access to off road parking for one vehicle. The remainder of the garden is fully enclosed, making it ideal for both children and pets.

Normanton is a convenient location for a range of buyers, including first time buyers, professional couples and small families. Local shops, schools and everyday amenities are all within easy reach, with a wider range of facilities available in Normanton town centre. Regular bus services operate nearby, whilst Normanton also benefits from its own railway station providing connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this wonderful home has to offer. An early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### ENTRANCE VESTIBULE
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance vestibule, with a further door providing access to the inner hallway.

### INNER HALLWAY
Coving to the ceiling, central heating radiator, staircase providing access to the first floor landing and door leading through to the dining room.

### DINING ROOM
14'0" x 12'6" (max) x 11'3" (min) (4.28m x 3.82m (max) x 3.43m (min))
UPVC double glazed window to the rear, access to the living room and kitchen, coving to the ceiling, central heating radiator, dado rail and feature gas fireplace with tiled hearth and wooden mantle.

### LIVING ROOM
12'2" x 12'0" (max) x 10'8" (min) (3.72m x 3.67m (max) x 3.27m (min))
UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and feature gas fireplace with tiled hearth, brick surround and wooden mantle.

### KITCHEN
12'3" x 7'10" (3.75m x 2.40m)
Frosted UPVC double glazed door providing access to the rear garden, two UPVC double glazed windows to the side and rear, central heating radiator and access down to the cellar. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for an electric cooker with extractor hood above, space and plumbing for a washing machine and integrated under counter fridge and freezer.

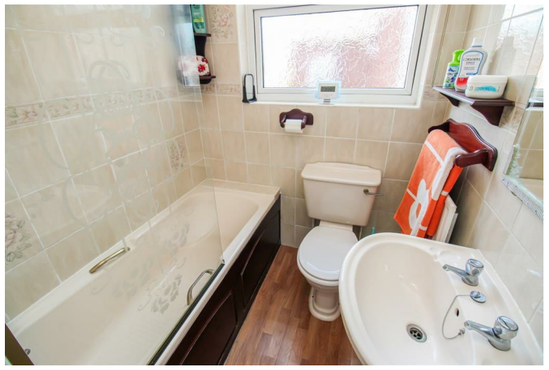
### FIRST FLOOR LANDING
Loft access with pull-down ladder, with the loft itself being boarded, together with doors providing access to bedroom one, bedroom two, bedroom three and the house bathroom.

### BEDROOM ONE
12'1" x 15'10" (max) x 14'7" (min) (3.70m x 4.85m (max) x 4.47m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a range of fitted wardrobes.

### BEDROOM TWO
14'3" x 10'2" (max) x 8'9" (min) (4.36m x 3.10m (max) x 2.68m (min))
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and fitted storage cupboard.

### BEDROOM THREE
6'5" x 7'10" (1.96m x 2.40m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

### BATHROOM
5'2" x 5'5" (1.58m x 1.67m )
Frosted UPVC double glazed window to the side, coving to the ceiling, extractor fan and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with electric shower attachment and glass shower screen. Fully tiled walls.



### OUTSIDE
To the front of the property is a small buffer garden, predominantly paved and incorporating planted features with mature shrubs and flowers. The frontage is enclosed by walling with a wrought iron gate providing access. To the rear is a low maintenance garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted borders and a paved driveway providing off road parking for one vehicle. Access is provided through a set of timber double gates to the side. The rear garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.



### 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.