

**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**

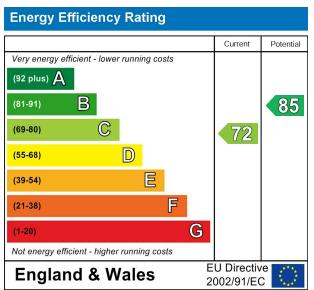
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.

## 6 Hawthorne Mount, Normanton, WF6 1LG

**For Sale Freehold £140,000**

A well proportioned three bedroom semi detached home, with no chain, occupying a generous plot within this popular residential area and offering excellent potential for cosmetic updating to suit individual tastes. The property benefits from a gas fired central heating system and sealed unit double glazed windows throughout.

Accommodation is approached via a welcoming entrance hall, leading into a good sized living room enjoying an outlook to the front of the property. To the rear is a separate dining room with French doors opening onto the garden, while the kitchen is fitted with a range of units incorporating integrated cooking facilities. To the first floor are two well proportioned double bedrooms, a further single bedroom, and a family bathroom serving all rooms. Externally, the property offers driveway parking to the front along with a low maintenance garden area. A gated side access leads to the rear garden, which is of a good size and features a lawn, paved patio seating area and a useful wooden storage shed.

The property is situated in this popular residential location on the southern fringe of Normanton, conveniently placed in a close vicinity for a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in Normanton town centre, which also benefits from its own railway station and excellent access to the national motorway network.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, UPVC double glazed window to the side and stairs to the first floor. Doors to the living room and kitchen.



### LIVING ROOM

13'5" x 11'9" [4.1m x 3.6m]

UPVC double glazed window to the front and a double central heating radiator.



### DINING ROOM

12'1" x 10'2" [3.7m x 3.1m]

UPVC double glazed French doors opening out to the rear garden and a central heating radiator.

### KITCHEN

10'2" x 7'6" [3.1m x 2.3m]

UPVC double glazed window overlooking the back garden and fitted with a range of light wood grain effect wall and base units with laminate worktops incorporating a stainless steel sink unit and stainless steel gas hob with filter hood over. Built-in oven, space for a tall fridge freezer, and space and plumbing for a washing machine.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

11'9" x 11'1" [3.6m x 3.4m]

UPVC double glazed window to the front and a central heating radiator.



### BEDROOM TWO

10'2" x 9'2" [3.1m x 2.8m]

UPVC double glazed window overlooking the rear garden and a central heating radiator, plus a walk-in cupboard housing the gas fired central heating boiler.



### BEDROOM THREE

8'10" x 8'6" [2.7m x 2.6m]

UPVC double glazed window to the front, central heating radiator and over-stairs bulkhead.



### BATHROOM

8'2" x 5'6" [2.5m x 1.7m]

Frosted UPVC double glazed window to the rear and

fitted with a three-piece suite comprising a panelled bath with electric shower over and glazed screen, pedestal wash basin and low-level WC, central heating radiator and extractor fan.



### OUTSIDE

To the front, the property benefits from a broad block paved driveway providing ample off-street parking, along with a gravelled garden area. A side gate leads to a useful area to the side of the house and continues around to the rear, where there is a good-sized garden with a paved patio seating area leading onto a lawn and a useful wooden shed.



### 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.