

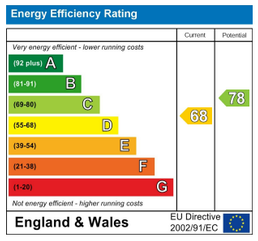
Total area: approx. 71.8 sq. metres (772.9 sq. feet)

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
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10 Cemetery Road, Normanton, WF6 2EW

For Sale Freehold £130,000

A fantastic opportunity to purchase this well presented two bedroom mid terraced house, offered for sale with no onward chain and vacant possession. The property provides spacious accommodation arranged over two floors and benefits from two reception rooms, two double bedrooms, UPVC double glazing and gas central heating.

The ground floor accommodation briefly comprises a living room, inner hallway, separate dining room, modern fitted kitchen and a useful understairs storage cupboard. To the first floor, the landing provides access to two double bedrooms, with bedroom one benefiting from its own en suite bathroom. Externally, on street parking is available to the front. A low maintenance slate garden with timber gate provides access to a concrete pathway leading to the front entrance door. To the rear is a low maintenance enclosed yard featuring an L-shaped paved garden, central concrete pathway and a small timber shed. The garden is enclosed by timber panelled fencing and brick-built boundary walls, with a cast iron gate providing access to the street behind.

The property is within walking distance of local amenities and schools in Normanton. The town also benefits from supermarkets and its own railway station, while the M62 motorway is within easy reach for those commuting further afield.

Ideal for the first time buyer, couple or family, only a full internal inspection will reveal the space and quality of accommodation on offer. An early viewing is highly recommended.



ACCOMMODATION

LIVING ROOM
11'10" x 10'9" (3.61m x 3.30m)
A UPVC double glazed front entrance door with frosted glazed panel above leads into the living room. The room features a UPVC double glazed window overlooking the front aspect, laminate flooring, a central heating radiator and a door leading into the inner hallway.



INNER HALLWAY
Featuring a wall mounted coat rack and staircase with handrails leading to the first floor landing. A door provides access to the sitting/dining room.

SITTING/DINING ROOM
11'11" x 11'10" (3.64m x 3.63m)
Featuring laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the rear aspect. Two doors provide access to the modern kitchen and understairs storage cupboard.



KITCHEN
11'1" x 6'6" (3.40m x 2.0m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. A stainless steel sink and drainer with twin taps is set into the work surface. Integrated appliances include an oven and grill, four ring gas hob and cooker hood above. There is plumbing and drainage for a washing machine, space for an under counter appliance and space for a freestanding fridge freezer. Further features include tiled flooring, a central heating radiator, UPVC double glazed windows overlooking the rear and side aspects, and a UPVC double glazed door leading into the rear yard.

FIRST FLOOR LANDING
The landing provides access to both bedrooms.

BEDROOM ONE
11'11" x 12'0" (3.65m x 3.67m)
Featuring coving and a ceiling rose, central heating radiator and a UPVC double glazed window overlooking the rear elevation. A feature archway leads into a useful storage area with three fitted cupboards and a door providing access to the en suite bathroom.



EN SUITE BATHROOM
8'2" x 6'7" (2.50m x 2.03m)
Fitted with a three piece suite comprising a panelled bath with mixer tap, folding glazed shower screen and separate mixer shower above, pedestal wash basin with mixer tap and tiled splashback, and a low flush W.C. Further features include tiled walls around the bath, a central heating radiator, wall mounted combination boiler and a frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
11'11" x 10'10" (3.64m x 3.31m)
Featuring a UPVC double glazed window overlooking the front elevation and a central heating radiator. A door provides access to a built-in single wardrobe, which also houses the loft access point.



OUTSIDE
On street parking is available to the front of the property. A timber gate provides access to a concrete pathway leading to the front entrance door, alongside a low maintenance slate garden enclosed by brick-built walls with stone coping. To the rear is a low maintenance paved garden with a central concrete pathway, slate borders and a small timber shed. The garden is enclosed by timber panelled fencing and brick-built boundary walls, with a cast iron gate providing access to the street behind.



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.