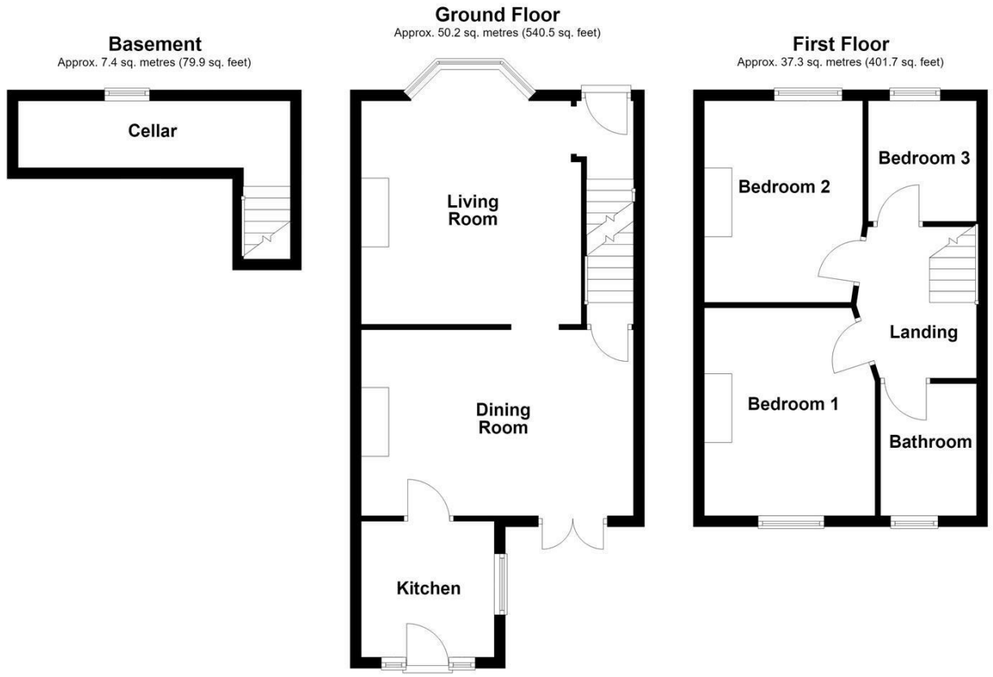


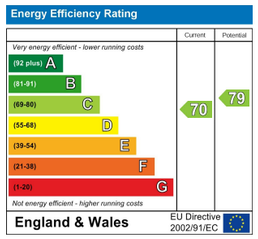
Total area: approx. 94.9 sq. metres (1022.0 sq. feet)

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
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

6 Sanquah Terrace, Normanton, WF6 1QB

For Sale Freehold £160,000

Situated just off the well known Castleford Road in Normanton is this superbly presented three bedroom mid terrace property. Boasting well proportioned accommodation throughout, including, ample reception space, front and rear gardens and off road parking, this property is certainly not one to be missed.

The accommodation briefly comprises a kitchen leading through to the dining room, with the dining room providing access to both the living room and cellar. The living room leads through to a further hallway, which provides access to the front garden and stairs rising to the first floor landing. To the first floor, the landing provides access to three bedrooms, the house bathroom and loft access. Externally, to the front of the property is a stone paved patio area, ideal for outdoor dining and entertaining, with a pebbled border. The garden is fully enclosed by timber fencing, with a timber gate providing access to the kitchen entrance door. To the rear, the garden is mainly laid to lawn and incorporates a further patio area, as well as space for a timber garden shed. The garden is fully enclosed by timber fencing, with a timber gate providing access to the rear, where a tarmac driveway offers off road parking for two vehicles.

Normanton is a fantastic location for a range of buyers, including first time buyers, growing families and professional couples. Local shops and schools can be found nearby, with a wider range of amenities available within Normanton town centre. Local bus routes run close by and Normanton train station provides excellent links to surrounding towns and major cities, including Leeds and Sheffield. The property is also well placed for access to the M62 motorway network, ideal for those looking to commute further afield.

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

ACCOMMODATION

HALLWAY
3'7" x 3'5" (1.10m x 1.05m)
Frosted UPVC double glazed door leading out to the lawned garden and parking area, dado rail, central heating radiator and stairs rising to the first floor landing.

LIVING ROOM
14'11" x 13'1" (max) x 4'11" (min) (4.56m x 4.0m (max) x 1.50m (min))
Opening through to the hallway, central heating radiator, coving to the ceiling and UPVC double glazed bay window overlooking the lawned garden. There is also a gas fireplace with marble hearth and surround, and wooden mantle.

DINING ROOM
11'1" x 16'2" (max) x 14'7" (min) (3.40m x 4.95m (max) x 4.47m (min))
Set of UPVC double glazed French doors leading out to the patio area, central heating radiator, coving to the ceiling, access to the cellar and access through to the living room. There is also a decorative fireplace with tiled hearth and brick surround.

KITCHEN
8'1" x 8'0" (2.48m x 2.45m)
Frosted UPVC double glazed entrance door, UPVC double glazed window to the side and door leading through to the dining room. The kitchen is fitted with a range of modern wall and base units with laminate work surface over, composite sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker, space and plumbing for a washing machine and tumble dryer, and space for a freestanding fridge freezer.

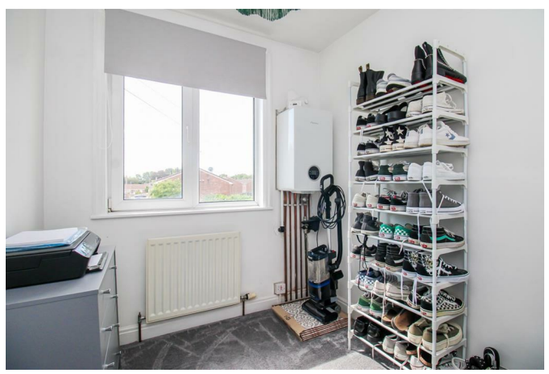
CELLAR
16'4" x 3'10" (5.0m x 1.18m)
Accessed from the dining room, with lighting and timber framed single pane window to the front.

FIRST FLOOR LANDING
8'4" x 7'2" (max) x 3'3" (min) (2.55m x 2.20m (max) x 1.0m (min))
Loft access, dado rail and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE
12'5" x 10'2" (max) x 8'8" (min) (3.80m x 3.10m (max) x 2.65m (min))
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM TWO
12'0" x 9'0" (max) x 7'10" (min) (3.68m x 2.75m (max) x 2.40m (min))
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BEDROOM THREE
7'11" x 6'11" (2.43m x 2.12m)
UPVC double glazed window to the rear, central heating radiator and Worcester combi boiler.



BATHROOM
5'7" x 7'10" (1.72m x 2.40m)
Frosted UPVC double glazed window to the front, column style central heating radiator with towel rail, low flush WC, wash basin built into a floating storage unit with mixer tap, and panelled bath with mixer tap, mains fed shower head attachment and glass shower screen. The room is fully tiled throughout.

OUTSIDE
To the front of the property there is an Indian stone paved patio area, ideal for outdoor dining and entertaining, with a pebbled border for low maintenance. The garden is enclosed by timber fencing, with a timber gate providing access to the kitchen entrance door. To the rear, the garden is mainly laid to lawn and incorporates a further paved patio area, ideal for outdoor dining and entertaining. There is mature shrubbery throughout and timber fencing surrounding the garden. A timber gate provides access beyond the garden, where there is tarmac off road parking for two vehicles.

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.