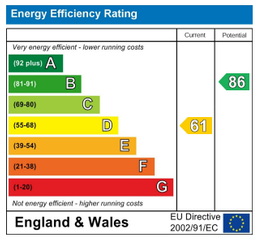
Total area: approx. 91.2 sq. metres (981.5 sq. feet)

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

# 66 King Street, Normanton, WF6 1EP

## For Sale Freehold £155,000

A fantastic opportunity to acquire this two bedroom mid terraced home, offering spacious and well presented accommodation throughout. The property benefits from a generous living room, modern fitted kitchen, two good sized bedrooms, a useful cellar and off road parking to the rear.

The accommodation briefly comprises a spacious living room featuring a built in media unit with fixed cabinets and shelving, together with a decorative archway leading through to the inner hallway. From here, access is provided to the spacious sitting/dining room, which boasts a feature timber clad wall and an opening into the modern fitted kitchen incorporating integrated appliances. To the lower ground floor is a useful cellar room with lighting, providing excellent storage space. To the first floor, the landing leads to two well proportioned bedrooms and a contemporary four piece family bathroom. The principal bedroom further benefits from a built in wardrobe. Externally, the property enjoys on street permit parking to the front, together with a low maintenance gravelled buffer garden enclosed by attractive brick walling and accessed via a timber gate and paved pathway. To the rear is an enclosed garden incorporating a timber decked patio area, ideal for outdoor dining and entertaining, overlooking a paved off road parking space. Double gates provide access to the rear lane, whilst the garden itself is enclosed by a combination of brick walling and timber fencing.

The property is ideally situated within walking distance of Normanton town centre, which offers a wide range of amenities including shops, supermarkets and its own railway station. The M62 motorway network is also within easy reach, making the property particularly attractive to commuters travelling further afield.

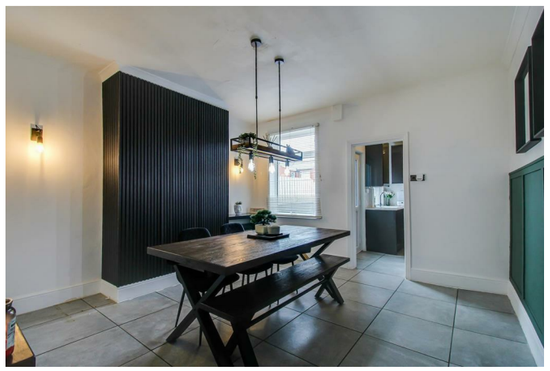
Only a full internal inspection will truly appreciate the space, presentation and convenience this excellent home has to offer. An early viewing is highly recommended.

## ACCOMMODATION

### LIVING ROOM
13'3" x 12'4" (4.05m x 3.76m)
Entered via a UPVC double glazed front entrance door with frosted glazed sunlight above. A well presented reception room with a UPVC double glazed window overlooking the front aspect, central heating radiator and a bespoke media wall incorporating a built-in television recess with floating shelving and base storage units. An archway leads through to the inner hallway.

### INNER HALLWAY
Staircase and handrail leading to the first floor landing and a door providing access to the sitting/dining room.

### SITTING/DINING ROOM
12'11" x 13'2" (3.94m x 4.03m)
A versatile reception room with a fully tiled floor, coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the rear aspect. Featuring a panelled feature wall with wall lights, an opening into the kitchen and a door leading down to the cellar.



### CELLAR
The lower ground floor benefits from a useful cellar room with lighting, providing excellent storage.

### KITCHEN
9'3" x 6'9" (2.83m x 2.08m)
Fitted with a modern range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob with extractor hood above, built-in wine rack, integrated fridge with separate freezer below and integrated washing machine. The room also benefits from a fully tiled floor, a UPVC double glazed window to the side aspect and a UPVC double glazed door leading out to the rear garden.

### FIRST FLOOR LANDING
Inset spotlights to the ceiling and doors providing access to two double bedrooms and the house bathroom.

### BEDROOM ONE
12'4" x 13'3" (3.77m x 4.05m)
A spacious double bedroom with coving to the ceiling, central heating radiator and a UPVC double glazed window overlooking the front aspect. A built-in single wardrobe provides useful storage and houses loft access.

### BEDROOM TWO
8'11" x 12'11" (2.72m x 3.95m)
A double bedroom with a UPVC double glazed window overlooking the rear elevation, dado rail and central heating radiator.

### BATHROOM/W.C.
8'9" x 6'3" (2.67m x 1.91m)
Fitted with a modern four piece suite comprising a panelled bath with centralised waterfall mixer tap and shower attachment, pedestal wash basin with chrome waterfall mixer tap, low flush W.C. and a separate shower cubicle with glazed sliding doors and mixer shower. The room also benefits from fully tiled flooring, partially tiled walls, a chrome ladder style heated towel rail and a frosted UPVC double glazed window overlooking the rear elevation.

### OUTSIDE
To the front, the property benefits from permit on-street parking, with permits available for both residents and visitors. A timber gate opens onto a paved pathway leading to the front entrance, with a low maintenance pebbled garden enclosed by brick walls. To the rear is a low maintenance garden incorporating a paved patio seating area, ideal for outdoor dining and entertaining, together with bifold timber gates opening onto the rear street and a paved driveway providing off road parking. The garden is enclosed by a combination of brick walls and timber fencing.

### 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.