



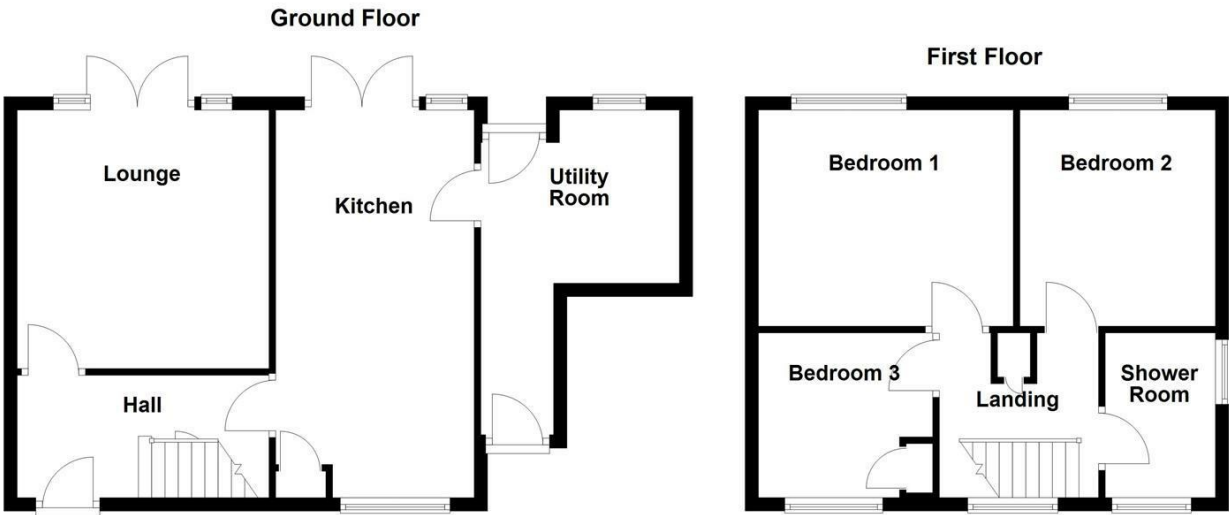
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



30 Cypress Road, Normanton, WF6 1LL

For Sale Freehold £220,000

Located in the sought-after area of Normanton, this beautifully presented three bedroom semi-detached home offers a perfect blend of comfort and convenience.

The ground floor comprises an inviting entrance hall, a spacious lounge, and a modern open-plan kitchen and dining area with an adjoining side utility room. To the first floor, there are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property features gated access with driveway parking for two vehicles, including a separate side access door. The south-facing rear garden is thoughtfully designed, incorporating a split-level layout with a patio seating area, artificial lawn, summer house, and space for garden storage or sheds.

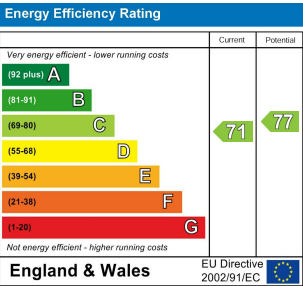
Ideally located close to local shops, schools, and amenities, this home also offers excellent access to the motorway network, making it perfect for commuters. Early viewing is highly recommended to appreciate all that this property has to offer.

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.



ACCOMMODATION

ENTRANCE HALL

Entry through a front door into the main hallway, which has a central heating radiator and staircase to the first-floor landing, with built-in storage under the stairs. There is access to the lounge and the kitchen.

LOUNGE

12'10" x 12'5" [3.93m x 3.79m]

UPVC French doors out to the rear garden with window panels either side, central heating radiator, and feature fireplace with built surround.



KITCHEN/DINER

19'1" x 9'10" [5.82m x 3.02m]

UPVC double-glazed window to the front elevation with new

UPVC French doors and window panels to the garden. Modern fitted kitchen with an array of wall and base units providing storage with wood worktops, space for a gas cooker with splashback and cooker hood, stainless steel sink and drainer unit, plumbing for a washing machine and dishwasher, and central heating radiator. Additional pantry room with ample storage space.

UTILITY ROOM

7'5" [max] x 9'6" [2.27m [max] x 2.90m]

UPVC double glazed windows to the rear elevation with front and rear doors for exit, wood-effect grey laminate flooring, ample space for fridge freezer and dryer, and spotlights to the ceiling.

FIRST FLOOR LANDING

Access to three bedrooms and the shower room. Access into the fully boarded loft which has two Velux windows and electrics with central heating radiator.

BEDROOM ONE

9'4" x 10'8" [2.85m x 3.26m]

UPVC double-glazed window to the rear elevation, central heating radiator, ample space for wardrobes.



BEDROOM TWO

10'7" x 9'10" [3.25m x 3.01m]

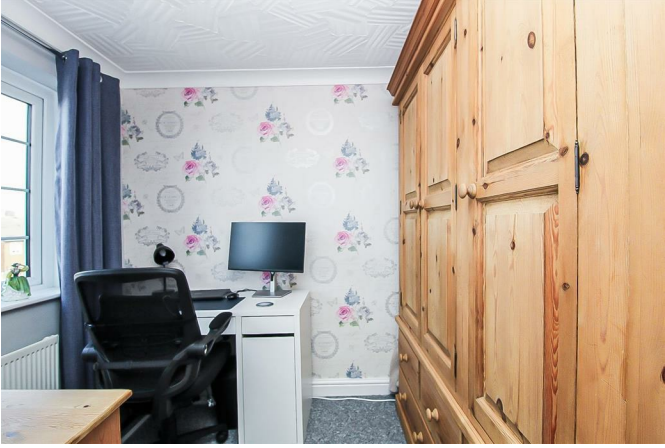
UPVC double-glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

8'7" x 8'2" [2.64m x 2.49m]

UPVC double-glazed window to the front elevation, central heating radiator, and built-in storage cupboard over the bulkhead.



SHOWER ROOM

8'1" x 5'5" [2.48m x 1.66m]

Frosted UPVC double glazed windows to the front and side, chrome style ladder radiator, fully tiled walls, spotlights. Modern

three piece suite comprising walk-in double shower cubicle with wall mounted shower, vanity wash hand basin unit, and low flush W.C..



OUTSIDE

To the front of the property is gated entry and driveway parking with ample space for two to three cars. To the rear, the property benefits from a south-facing garden with a flagstone patio seating area leading up to low-maintenance artificial lawn, further flagstone patio seating space, two to three storage sheds, and a summer house which could potentially be used as a home office or gym. There is also a purpose built pergola a hot tub, which will be included.



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.