Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

37 Buckthorne Road, Normanton, WF6 2FH

For Sale Freehold Offers Over £350,000

Comprehensively refitted and stylishly finished to an exceptional standard throughout, this spacious four bedroom detached family home features beautifully landscaped gardens and a single garage. The property benefits from a gas fired central heating system, sealed unit double glazed windows, and a solar array providing photovoltaic electricity, supported by a home battery system capable of storing excess energy.

This stunning home is approached via a welcoming central reception hall with a downstairs W.C., leading into a well proportioned living room with French doors opening onto the thoughtfully landscaped gardens. The impressive living/dining kitchen is appointed to a superb specification, and a separate utility room completes the ground floor accommodation. To the first floor, the principal bedroom features fitted furniture and a luxuriously refitted en-suite shower room. Three further generously sized bedrooms are served by the contemporary family bathroom. Externally, the property enjoys a neat front garden and side by side driveway parking leading to a single garage. The principal gardens lie to the side of the house and are accessed via the French doors from the living room. They include an artificial lawn, a raised fish pond, outdoor kitchen and dining areas, provision for a hot tub, a covered seating area, and a charming home bar created from the rear section of the garage.

The property occupies an excellent position on the fringe of this well regarded development on the northern side of the town centre. Local shops, schools, and recreational facilities are close by, while Normanton offers its own railway station and convenient access to the national motorway network.

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

RECEPTION HALL
14'9" x 6'6" (max) (4.5m x 2.0m (max))
Panelled front entrance door into the reception hall, turned staircase to the first floor landing, central heating radiator. Doors to the living/dining kitchen, the living room, the downstairs W.C. and two storage cupboards.

DOWNSTAIRS W.C.
5'2" x 2'11" (1.6m x 0.9m)
Fitted to a lovely standard is a low suite W.C. and vanity wash basin with cupboards under. Central heating radiator, extractor fan, wall panelling and tiled floor.

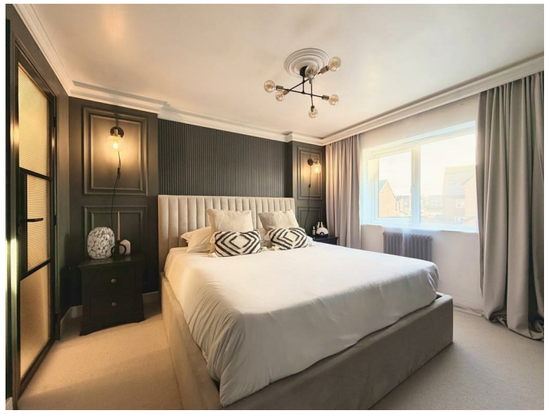
LIVING ROOM
19'8" x 11'1" (6.0m x 3.4m)
UPVC double glazed window to the front, double glazed French doors to the rear garden, panelled walls, feature media wall, two central heating radiators.

LIVING/DINING KITCHEN
19'8" x 11'9" (6.0m x 3.6m)
Two UPVC double glazed windows to the side with fitted shutters, central heating radiator, tiled floor. In the kitchen area there is a range of modern fitted wall and base units with quartz worktops and matching upstands, integrated stainless steel sink, five ring gas hob with glazed splashback and filter hood over. Integrated dishwasher, integrated oven, integrated fridge/freezer. In the dining room there is a further range of fitted units imaginatively designed as a dresser style coffee station.

UTILITY ROOM
6'6" x 4'7" (2.0m x 1.4m)
External door to the rear, central heating radiator, fitted cupboards with quartz work surfaces, integrated washing machine.

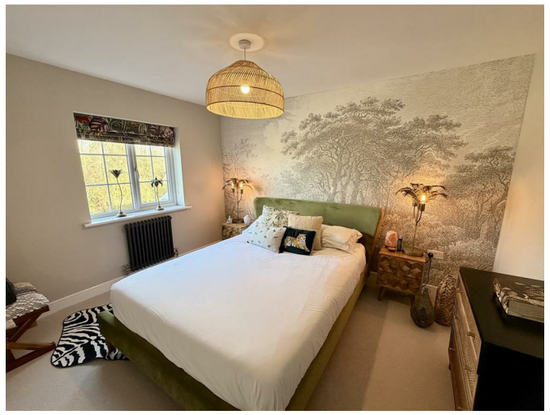
FIRST FLOOR LANDING
Loft access, walk in linen cupboard and doors to four bedrooms and the bathroom.

BEDROOM ONE
11'1" x 11'1" (max) (3.4m x 3.4m (max))
UPVC double glazed window to the side, central heating radiator, wall panelling, door to the en suite shower room.



EN SUITE SHOWER ROOM
6'2" x 4'3" (1.9m x 1.3m)
Marble and ceramic wall and floor tiling, spotlights, extractor fan. Wet room style shower with a glazed screen and a twin shower head, contemporary vanity basin set on a circular pedestal with cupboard, and a low suite W.C..

BEDROOM TWO
11'9" x 9'10" (3.6m x 3.0m)
UPVC double glazed window to the side, central heating radiator.



BEDROOM THREE
9'10" x 9'10" (max) (3.0m x 3.0m (max))
UPVC double glazed windows to the front and side, central heating radiator, fitted shelving and cupboards. This room is currently used as a home office.

BEDROOM FOUR
10'2" x 8'2" (max) (3.1m x 2.5m (max))
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and drawers. This room is currently used as a dressing room.

BATHROOM
6'6" x 6'2" (2.0m x 1.9m)
Frosted UPVC double glazed window to the front, tiled walls and floor, central heating radiator, extractor fan. Fitted with a three piece white and chrome suite comprising of a panelled bath with shower over and glazed screen, pedestal wash basin, low suite W.C..

OUTSIDE
To the front, the property has a small neat garden area together with a small lawn, beyond which are two side-by-side parking spaces leading up to the single garage. The principal garden lies to the side of the house, thoughtfully and professionally landscaped to incorporate an artificial lawn with raised fish pond, raised bed, outdoor kitchen area with pizza oven, outdoor dining area, and decked steps leading up to a pergola with a lovely sheltered seating area with outdoor heating. Double doors lead through into the rear portion of the garage, beautifully refitted as a home bar. Adjoining the pergola is a hot-tub area with a modern hot tub, which can be made available to the purchasers by separate negotiation.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is D.

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.