Richard Kendall Estate Agent

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55 Dalefield Road, Normanton, WF6 1HD

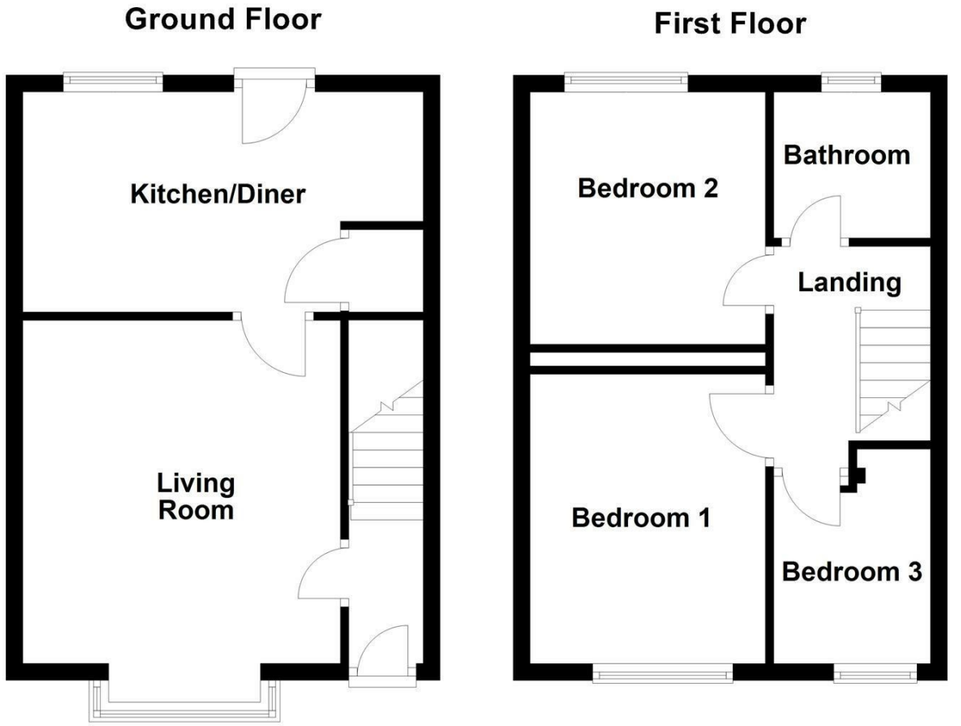
For Sale Freehold £155,000

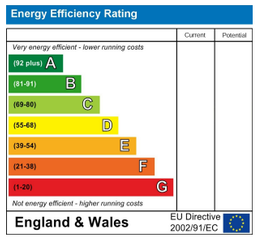
A spacious three bedroom mid terraced property situated in a popular location in Normanton offering well proportioned accommodation, gardens to both the front and rear, and presented in ready to move into condition.

The accommodation briefly comprises an entrance hall leading through to the living room, which features a UPVC double glazed bay window to the front elevation and staircase rising to the first floor. The living room opens through to the kitchen diner, which benefits from useful understairs storage housing the gas combination boiler. To the first floor, the landing provides access to two double bedrooms, a further single bedroom and a three piece house bathroom. Loft access is also available from the landing. Externally, to the front there is a buffer garden with gravelled area and a concrete pathway leading to the entrance door. To the rear, the enclosed garden incorporates a gravelled seating area and a lawned section, all enclosed by timber fencing.

It is conveniently located close to local primary and secondary schools, Normanton town centre and Normanton train station, with excellent motorway links nearby.

Only upon internal viewing can the full potential of this property be appreciated. Early viewing is highly recommended.





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
A composite front door leads into the entrance hall which has laminate flooring, central heating radiator and staircase leading to the first floor landing. The hall opens into the living room.

LIVING ROOM
12'1" x 11'10" (3.7m x 3.62m)
Double glazed UPVC bay window to the front elevation, central heating radiator and laminate flooring. Opening through to the kitchen diner.

KITCHEN DINER
15'8" x 7'9" (4.79m x 2.37m)
Laminate flooring and fitted with a range of wall and base units. Ceramic sink with mixer tap and drainer, space and plumbing for a washing machine and breakfast bar area. Double glazed UPVC window to the rear elevation, tiled splashbacks and understairs storage cupboard housing the Worcester Bosch combination boiler. Integrated cooker with four ring gas hob and extractor hood above, space for a fridge freezer and UPVC door leading out to the rear garden.

FIRST FLOOR LANDING
Carpeted and provides loft access together with doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'4" x 9'5" (3.76m x 2.88m)
Carpeted flooring, central heating radiator and double glazed UPVC window to the front elevation.

BEDROOM TWO
7'11" x 9'5" (2.42m x 2.89m)
Carpeted flooring, central heating radiator and double glazed UPVC window to the rear elevation. Space for a double bed.

BEDROOM THREE
8'9" x 5'8" (2.67m x 1.74m)
Carpeted flooring, central heating radiator and double glazed UPVC window to the front elevation.

BATHROOM/W.C.
5'8" x 5'4" (1.75m x 1.64m)
Tiled flooring with part tiled walls and full tiling around the bath. Fitted with a low flush WC, pedestal wash basin with mixer tap and panelled bath with hot and cold taps and electric shower over. Frosted UPVC double glazed window to the rear elevation, ceiling spotlights and extractor fan.

OUTSIDE
On approach to the property there is a front buffer yard with gravelled area and concrete pathway leading to the entrance door. To the rear the property has an enclosed garden with timber fencing, gravelled area and a lawned section beyond. There is also access to the rear alleyway.

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.