WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

# 17 Lyndale Grove, Normanton, WF6 1PB

## For Sale Freehold £230,000

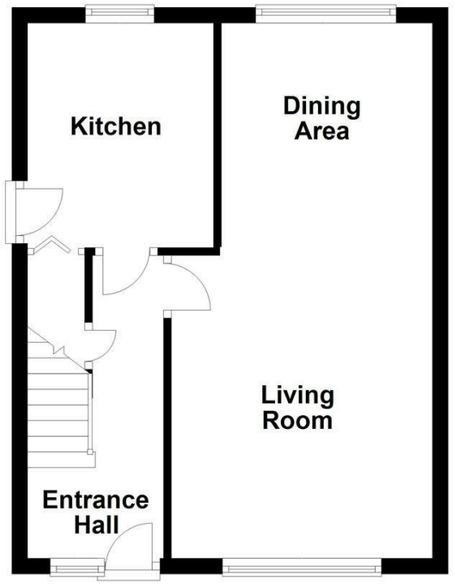
Situated in an ideal location for local amenities such as shops and schools in the Normanton area is this three bedroom semi detached property. Superbly presented throughout with a modern fitted kitchen and shower room, off road parking and a landscaped rear garden, this property is certainly not one to be missed.

The property briefly comprise of the entrance hall with access to the first floor landing via the stairs, the kitchen and the living room. The kitchen has a door leading to the side of the property, whilst the living room opens up into the dining area. Upstairs, to the first floor landing, there is doors to three bedrooms and the shower room. Outside, to the front, the garden is low maintenance with artificial lawn, pebbled and planted borders with railway sleepers, enclosed by a timber fence. A concrete driveway offers off road parking and runs to the rear. The landscaped rear garden includes a detached single garage with a manual roll up door, lawn, sleeper borders, paved and raised decked patios, ideal for outdoor dining, and is fully enclosed by timber fencing.

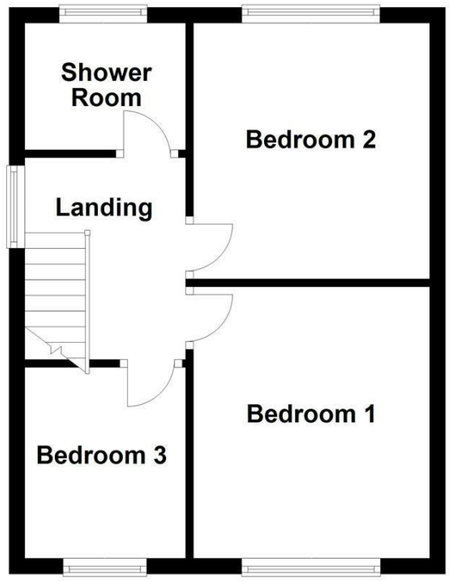
Normanton is a perfect location for a range of buyers, as for the first time buyer, small family or professional couple and is ideally located for shops and schools which can be found within walking distance of the property. Normanton is home to its own train station for more major city links as well as local bus routes to neighbouring towns and cities such as Wakefield, Castleford and Pontefract, and is close by to the M62 for those who look to travel further afield.

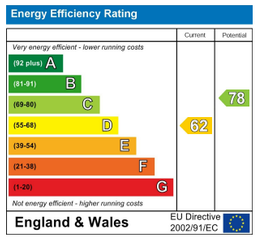
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

### Ground Floor




### First Floor




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
Composite front door with frosted glass pane into the entrance hall. Central heating radiator, stairs to the first floor landing. Doors to the kitchen and the living room.

### KITCHEN
8'10" x 7'8" (2.7m x 2.35m)
UPVC double glazed window to the rear, composite side door with frosted glass pane, understairs storage cupboard, central heating radiator, kickboard heating. A range of modern wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, laminate splashback, four ring induction hob with extractor hood above. Integrated double oven, integrated washing machine, integrated fridge freezer.

### LIVING ROOM
12'7" x 10'11" (max) x 9'8" (min) (3.86m x 3.35m (max) x 2.96m (min))
Opening through to the dining area, UPVC double glazed window to the front, central heating radiator, coving to the ceiling, decorative fireplace with marble hearth, marble mantle and stone tile surround.

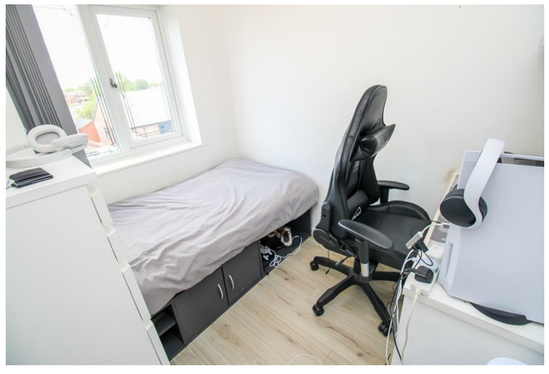
### DINING AREA
9'4" x 8'10" (2.85m x 2.7m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

### FIRST FLOOR LANDING
UPVC double glazed window to the side. Doors to three bedrooms and the house shower room.

### BEDROOM ONE
11'5" x 9'3" (max) x 7'7" (min) (3.5m x 2.84m (max) x 2.32m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, a range of fitted wardrobes.

### BEDROOM TWO
10'4" x 10'2" (max) x 8'1" (min) (3.17m x 3.12m (max) x 2.48m (min))
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes, coving to the ceiling.

### BEDROOM THREE
8'0" x 6'9" (max) x 3'4" (min) (2.45m x 2.06m (max) x 1.03m (min))
UPVC double glazed window to the front, slight bulkhead,



### SHOWER ROOM
6'3" x 5'3" (1.93m x 1.62m)
Frosted UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan, chrome ladder style central heating radiators. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, a shower cubicle with mains fed shower head attachment and glass shower screen.

### OUTSIDE
To the front of the property, the garden is fairly low maintenance and is mainly artificially lawned with both a pebbled and planted border with railway sleepers. A timber fence surrounds the property with a concrete driveway which provides off road parking and leads down the side of the property to the rear garden. To the rear of the property there is a single detached garage with a roll up door, the garden is landscaped and mainly laid to lawn with railway sleeper planted borders with paved and raised decked patio areas, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing.

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

### 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.