



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 20 Woburn Way, Normanton, WF6 1WE

For Sale Freehold £255,000

A deceptively spacious and well proportioned three/four bedroom semi detached family home, situated within this popular residential area and benefitting from a lovely enclosed rear garden.

Benefitting from gas central heating (with a new boiler fitted with four years guarantee) and UPVC double glazing throughout, this comfortable family home is approached via the front entrance which leads directly into a fitted kitchen incorporating integrated cooking facilities. Spanning the rear of the property is a spacious living room which flows seamlessly into a conservatory, creating an excellent living and entertaining space whilst enjoying attractive views over the rear garden. Completing the ground floor accommodation is a versatile fourth bedroom, converted from the former garage and benefitting from the appropriate building regulations approval, making it ideal as a guest bedroom, home office or additional family accommodation. To the first floor, the principal bedroom benefits from en suite shower facilities, whilst two further well proportioned bedrooms are served by the family bathroom. Externally, the property enjoys a neatly maintained front garden together with driveway parking. To the rear is a generous enclosed garden incorporating decked seating areas and a good sized lawn, providing an excellent outdoor space for families and entertaining.

The property is situated within this popular residential area, conveniently placed for a range of local amenities including shops, schools and recreational facilities. A broader selection of amenities can be found within Normanton town centre, which also benefits from its own railway station and excellent access to the motorway network.

Only a full internal inspection will fully appreciate the space, flexibility and quality this excellent family home has to offer. An early viewing is highly recommended.



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#### ACCOMMODATION

##### KITCHEN

10'9" x 10'5" [3.3m x 3.2m]

Fitted with a good range of cream fronted wall and base units complemented by wood effect laminate work surfaces and brick set tiled splashbacks. Incorporating an inset ceramic sink unit, four ring ceramic induction hob with extractor hood above, built in oven, dishwasher, space for a tall fridge freezer and breakfast bar. Window to the front elevation, front entrance door and contemporary style central heating radiator.

##### LIVING ROOM

18'8" x 14'1" [5.7m x 4.3m]

A spacious reception room with window to the rear elevation, two central heating radiators, staircase leading to the first floor landing and French doors opening through to the conservatory.



##### CONSERVATORY

11'1" x 10'2" [3.4m x 3.1m]

Doors leading out to the decked seating area and enjoying attractive views over the rear garden.



##### BEDROOM FOUR

16'8" x 7'2" [5.1m x 2.2m]

Originally forming part of the garage and now providing a versatile additional room. With window to the front elevation, contemporary style central heating radiator, wall mounted gas fired central heating boiler and space and plumbing for a washing machine.

##### FIRST FLOOR LANDING

Window to the side elevation, built in linen cupboard and loft access hatch.

##### BEDROOM ONE

12'1" x 11'5" [3.7m x 3.5m]

Wood strip flooring, window to the front elevation and central heating radiator.



##### EN SUITE SHOWER ROOM/W.C.

6'10" x 4'3" [2.1m x 1.3m]

Fitted with a three piece suite comprising shower cubicle with electric shower and glazed screen, vanity wash basin with cupboard beneath and low flush WC with concealed cistern. Frosted window to the front elevation, part tiled walls, central heating radiator and extractor fan.

##### BEDROOM TWO

12'9" x 9'2" [3.9m x 2.8m]

Window overlooking the rear garden, feature wooden panelled wall and central heating radiator.



##### BEDROOM THREE

9'2" x 7'2" [2.8m x 2.2m]

Window overlooking the rear garden and central heating radiator.

##### BATHROOM/W.C.

6'10" x 6'6" [2.1m x 2.0m]

Fitted with a three piece suite comprising panelled bath with shower attachment, vanity wash basin with cupboard beneath and low flush WC with concealed cistern. Frosted window to the side elevation, part tiled walls, central heating radiator and extractor fan.



#### OUTSIDE

To the front, the property enjoys a lawned garden with specimen shrub borders together with a driveway providing off road parking. To the rear is an enclosed garden incorporating two decked seating areas, a pergola, lawned garden, creating an ideal space for outdoor dining and entertaining.



#### COUNCIL TAX BAND

The council tax band for this property is C.

#### 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.

#### SOLAR PANELS OWNED

The property benefits from a system of solar panels [6.3 kilowatts] which are owned outright and not subject to a lease agreement.

#### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The rear garden is very private, overlooking trees - no neighbours behind the rear fence and Woburn way is also a very safe and quiet road - it's an offshoot from the main traffic road, so only used by local residents. We are also lucky with having very good neighbours - quiet, friendly professionals."