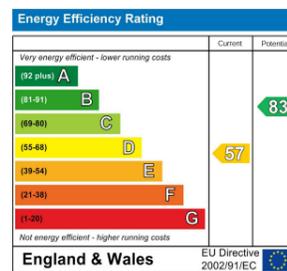




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



40 Cambridge Street, Normanton, WF6 1ET

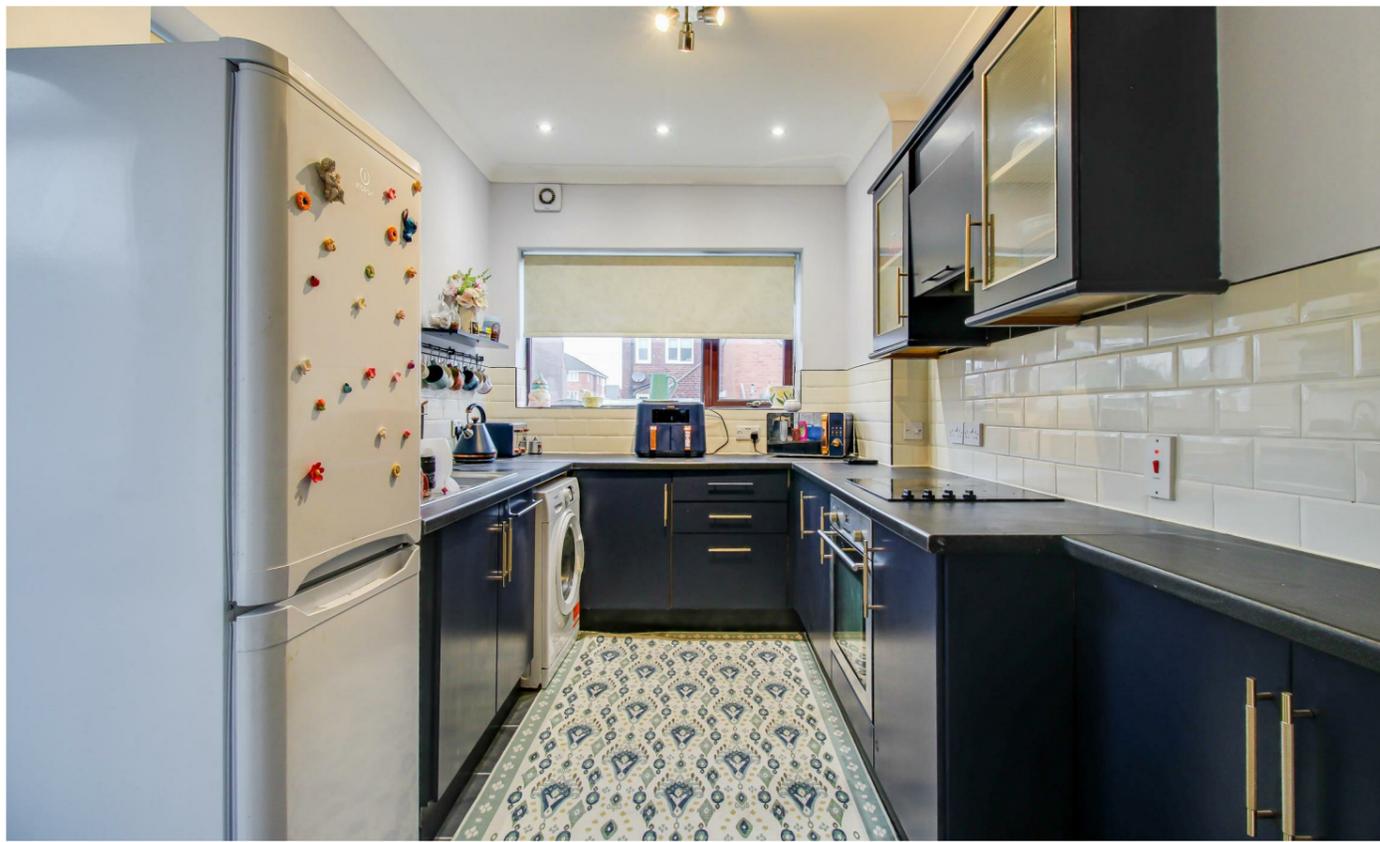
For Sale Freehold £140,000

A fantastic opportunity to purchase this well presented two bedroom end terrace property, benefitting from a modern fitted kitchen and two generous reception rooms. The property further benefits from UPVC double glazing, gas central heating, and an enclosed low maintenance rear yard.

The accommodation briefly comprises a living room with feature fireplace leading through to an inner hallway, which in turn gives access to a spacious sitting/dining room with useful understairs storage cupboard and a door into the modern fitted kitchen, completing the ground floor. To the first floor landing there are two well proportioned double bedrooms and a contemporary four piece house bathroom serving the landing. There is also loft access via a bi folding wooden ladder to a partially boarded loft space with light. Externally, to the front there is on street permit parking available on a first come, first served basis, together with a low maintenance buffer garden laid with Yorkshire stone paving and enclosed by brick boundary walls with timber gate access. To the rear there is an L shaped, low maintenance concrete yard enclosed by solid brick walls on all sides, with a timber gate providing access to the rear service street.

The property is conveniently located within walking distance of local amenities and schools, and is situated close to Normanton town centre, which offers a range of supermarkets, shops, and a railway station. For those commuting further afield, the property is well placed for access to the M62 motorway network.

An early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

LIVING ROOM

13'4" x 12'10" [4.07m x 3.93m]

Composite front entrance door leading into the living room. There is a UPVC double glazed frosted window above the door, coving to the ceiling, decorative ceiling rose, and a UPVC double glazed window to the front aspect. The room also features a central media wall with electric fire set within a marble hearth and matching interior with wooden decorative surround.



DINING ROOM

13'4" x 12'9" [4.07m x 3.90m]

Accessed from the inner hallway which has a staircase with handrail leading to the first floor landing. The dining room has laminate flooring, a UPVC double glazed window overlooking the rear aspect, central heating radiator, decorative ceiling rose, and a useful understairs storage cupboard. There is also a marble hearth with matching interior and wooden surround providing space for a fire.



KITCHEN

12'4" x 7'8" [3.77m x 2.36m]

Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. There are two UPVC double glazed windows, one to the side and one to the rear. The ceiling has inset spotlights, extractor fan, plumbing and drainage for a washing machine beneath the counter, integrated oven and grill with four ring ceramic hob and cooker hood over, display cabinets, and space for a tall freestanding fridge freezer. There is also a contemporary white vertical wall mounted radiator, laminate tiled flooring, and a UPVC double glazed door leading out to the rear yard.

BEDROOM ONE

12'11" x 13'4" [3.96m x 4.08m]

Two UPVC double glazed windows overlooking the front elevation, decorative ceiling rose, central heating radiator.



BEDROOM TWO

6'5" x 12'11" [1.97m x 3.95m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and a bi folding timber door providing access to a built in wardrobe which houses the combination boiler.



BATHROOM

9'2" x 6'7" [2.81m x 2.03m]

Fitted with a modern four piece suite comprising enclosed corner shower cubicle with glass door, mixer shower with rainfall head and additional attachment, fully tiled walls within the cubicle, freestanding bath with floor mounted mixer tap and pull out shower attachment in brass finish, low flush WC with concealed system, laminate wash hand basin with brass mixer tap and vanity unit below, and brass ladder style radiator. The bathroom has a fully tiled floor, half tiled walls, UPVC double glazed frosted window to the rear elevation, extractor fan, and inset spotlights to the ceiling.



OUTSIDE

To the front there is on street permit parking available on a first come, first served basis, with a timber gate providing access to a low maintenance buffer garden with Yorkshire stone flags and brick boundary walls making it enclosed. To the rear there is an L shaped concrete yard with solid brick boundary walls and timber fencing making it fully enclosed, with a timber gate giving access to the rear service street. There is also outside sensor lighting and an external water supply.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Normanton has everything needed to enjoy day-to-day life. There's a range of gyms within the area, a delicious café, called Toast, which serves beautiful bakes and delicious coffees, endless supermarkets for everything you need and a station with direct trips to major cities: Manchester, Leeds and Sheffield- all within a short walking distance. It's been perfect for balancing comfort and convenience!"

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.