

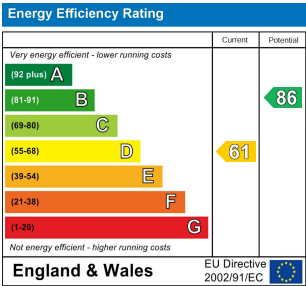


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	



7 Fairway Gardens, Normanton, WF6 2RG

For Sale Leasehold 75% Shared Ownership £130,000

Specifically designed for those aged 55 and over, this well presented two bedroom true bungalow is offered on a 75% shared ownership basis and benefits from UPVC double glazing and gas central heating.

The property benefits from UPVC double glazing and gas central heating. The property fully comprises entrance hall, kitchen, living room, two bedrooms and bathroom/w.c. Outside the property has attractive communal garden areas and communal parking.

Normanton plays host to a range of amenities including shops and schools, with local bus routes nearby and has great access to the motorway network.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, loft access, central heating radiator, doors to the bathroom, two bedrooms, living room and cloakroom cupboard.

BEDROOM TWO

6'10" x 10'6" [2.10m x 3.21m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



BATHROOM/W.C.

5'10" x 8'7" [1.79m x 2.63m]

Three piece suite comprising low flush w.c., panelled bath with electric shower and pedestal wash basin. Extractor

fan, shaver socket point, central heating radiator and UPVC double glazed frosted window overlooking the front aspect.



BEDROOM ONE

12'9" [min] x 13'11" [max] x 9'11" [3.91m [min] x 4.25m [max] x 3.03m]

UPVC double glazed window overlooking the rear aspect and central heating radiator.



LIVING ROOM

13'5" x 17'2" [4.10m x 5.25m]

Coving to the ceiling, central heating radiator, door to the kitchen, composite rear door and UPVC double glazed corner windows providing a wealth of natural light. Electric fire on a marble hearth with marble matching interior and wooden decorative surround.

KITCHEN

10'5" x 6'3" [3.20m x 1.91m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space for a cooker, space for a fridge/freezer, space and plumbing for a washing machine. Central heating radiator, UPVC double glazed window overlooking the front aspect and wall mounted boiler.



OUTSIDE

To the front is a communal car park providing off road parking and a paved pathway to the front door. To the rear is a paved patio area, perfect for al fresco dining overlooking the attractive communal lawned gardens.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property sits in a quiet and peaceful corner of Fairway Gardens yet has easy access to local services, shops and parks. The nearest bus stop is minutes away and a nearby tarmac path through fields provides a short traffic free walk to the centre of Normanton. The rear aspect of the bungalow, set well back from the road overlooking communal lawns, receives the sun in the morning making the patio and the lounge bright and sunny places from which to watch the world go by. The front aspect receives the afternoon and evening sun and the sheltered porch provides a great place to sit and chat with neighbours in the local friendly community which is strong and supportive."

LEASEHOLD

The monthly charges are £117.00 per calendar month comprising; service charge £62.78, maintenance charge of £22.61, supporting costs £13.48 and insurance charge of £18.14. The remaining term of the lease is 94 years [2025]. A copy of the lease is held on our file at the Normanton office.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.