Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

2 Rosedale Close, Normanton, WF6 1UQ

For Sale Freehold Guide Price £400,000 - £425,000

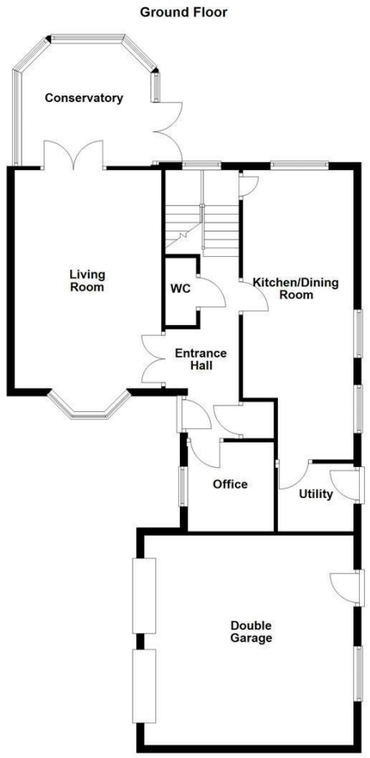
** OPEN TO VIEW SATURDAY 25TH APRIL AND SUNDAY 26TH APRIL 2026 BETWEEN 11AM AND 2PM ON BOTH DAYS | NO APPOINTMENT NECESSARY - SIMPLY GO ALONG AND TAKE A LOOK **

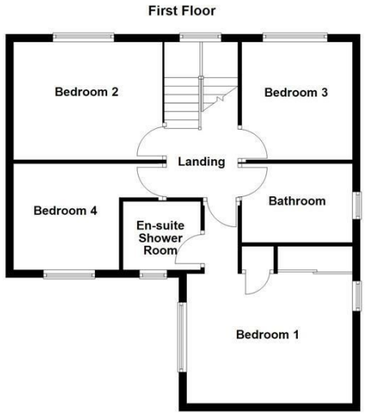
Occupying a prominent corner plot within this sought-after modern development in Normanton, is this generously proportioned four bedroom detached family home. Offering ample reception space, off road parking served by a double garage, and an enclosed rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises an inviting entrance hall with access to a useful storage cupboard, staircase rising to the first floor landing, and doors leading to the downstairs WC, living room, office, and kitchen/dining room. The living room opens into the conservatory, providing further reception space with access to the rear garden, while the kitchen/dining room leads through to the utility room with access to the side of the property. To the first floor, the landing provides access to the loft space, four bedrooms, and the house bathroom. The principal bedroom benefits from en suite shower room facilities, fitted wardrobes, and additional storage. Externally, the property enjoys an attractive frontage with lawned and planted areas featuring mature trees and shrubs, iron fencing, and a tarmac driveway providing off road parking for two vehicles, leading to a double garage with rear access door, power and lighting, and two roller shutter doors. To the rear, the garden is mainly laid to lawn and incorporates planted borders with mature trees and shrubs, along with a paved patio area ideal for outdoor dining and entertaining. There is also space for a garden shed or greenhouse, and the garden is fully enclosed by walls and timber fencing, making it ideal for pets and children.

This home would be an ideal purchase for a growing family, being well positioned for a range of local shops and schools, many of which are within walking distance, including Normanton town centre. Local bus routes run close by, and Normanton train station provides excellent commuter links to Leeds, Sheffield, and beyond. For those travelling further afield, the M62 motorway is only a short drive away.

An internal inspection is essential to fully appreciate the accommodation on offer, and early viewing is highly recommended to avoid disappointment.



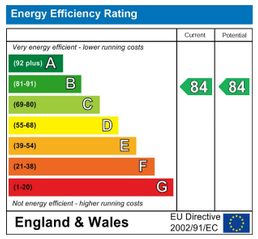


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
Entrance hall with a frosted glass front door leading into the property, central heating radiator, coving to the ceiling, and stairs providing access to the first floor landing. Doors lead to the office, living room, downstairs WC, kitchen/dining room, and a storage cupboard.

OFFICE
7'4" x 7'7" (2.25m x 2.33m)
UPVC double glazed window to the front, coving to the ceiling, and central heating radiator.

KITCHEN/DINING ROOM
24'9" x 9'5" (max) x 6'2" (min) (7.55m x 2.88m (max) x 1.88m (min))
UPVC double glazed window to the rear and two UPVC double glazed windows to the side, access to a storage cupboard, spotlights to the ceiling, and two central heating radiators. A door leads through to the utility room. The kitchen is fitted with a range of modern wall and base units with work surfaces over, a stainless steel 1 1/2 bowl sink and drainer with mixer tap, a four ring induction hob with quartz splashback and extractor hood above, integrated double oven, integrated dishwasher, and space and plumbing for an American style fridge freezer.

UTILITY ROOM
6'3" x 5'5" (1.91m x 1.67m)
Rear door with frosted glass pane, extractor fan, Ideal regular condensing boiler, and a range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap, tiled splashback, and space and plumbing for a washing machine and tumble dryer.

DOWNSTAIRS W.C.
2'8" x 5'9" (0.83m x 1.76m)
Central heating radiator, extractor fan, concealed cistern WC, and wash basin built into a storage unit with mixer tap and tiled splashback.

LIVING ROOM
20'1" x 12'6" (max) x 3'3" (min) (6.13m x 3.83m (max) x 1.0m (min))
UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling, wall mounted gas fireplace, and a set of UPVC double glazed French doors leading to the conservatory.

CONSERVATORY
9'11" x 9'10" (max) x 6'1" (min) (3.03m x 3.01m (max) x 1.86m (min))
Surrounded by UPVC double glazed windows, spotlights to the ceiling, and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING
Provides access to four bedrooms and the house bathroom.

BEDROOM ONE
14'5" x 17'3" (max) x 10'8" (min) (4.40m x 5.27m (max) x 3.27m (min))
UPVC double glazed windows to the front and side, central heating radiator, fitted sliding wardrobes with mirrored doors, access to a storage cupboard, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM
6'7" x 4'11" (2.02m x 1.52m)
Frosted UPVC double glazed window to the front, central heating radiator, extractor fan, concealed cistern WC, wash basin set within a storage unit with mixer tap, shower cubicle with mains fed shower and glass screen, and half height tiling.

BEDROOM TWO
9'11" x 12'9" (3.03m x 3.90m)
UPVC double glazed window to the rear, wardrobes and shelving and a central heating radiator.

BEDROOM THREE
10'0" x 9'8" (3.07m x 2.97m)
UPVC double glazed window to the rear, wardrobes and shelving and a central heating radiator.

BEDROOM FOUR
8'4" x 12'8" (max) x 9'1" (min) (2.56m x 3.88m (max) x 2.78m (min))
UPVC double glazed window to the front, box shelving and a central heating radiator.

BATHROOM
6'8" x 9'8" (2.05m x 2.97m)
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator, concealed cistern WC, ceramic wash basin set within a storage unit with mixer tap, panelled bath with mixer tap, and a separate shower cubicle with mains fed shower and glass screen.

DOUBLE GARAGE
17'10" x 17'11" (5.45m x 5.47m)
With power and lighting, rear access door, UPVC double glazed window to the side, and two roller shutter doors.

OUTSIDE
To the front of the property there is off road parking for two vehicles and a tarmac driveway leading to a double attached garage with roller shutter doors. The frontage includes planted and paved areas with mature trees and shrubs, lawn sections, and a low wall with iron fence surround. To the rear, the garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining, planted beds, and mature trees and shrubs. Fully enclosed by wooden fencing, making it ideal for pets and children.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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.