Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

6 Crossman Drive, Normanton, WF6 2HW

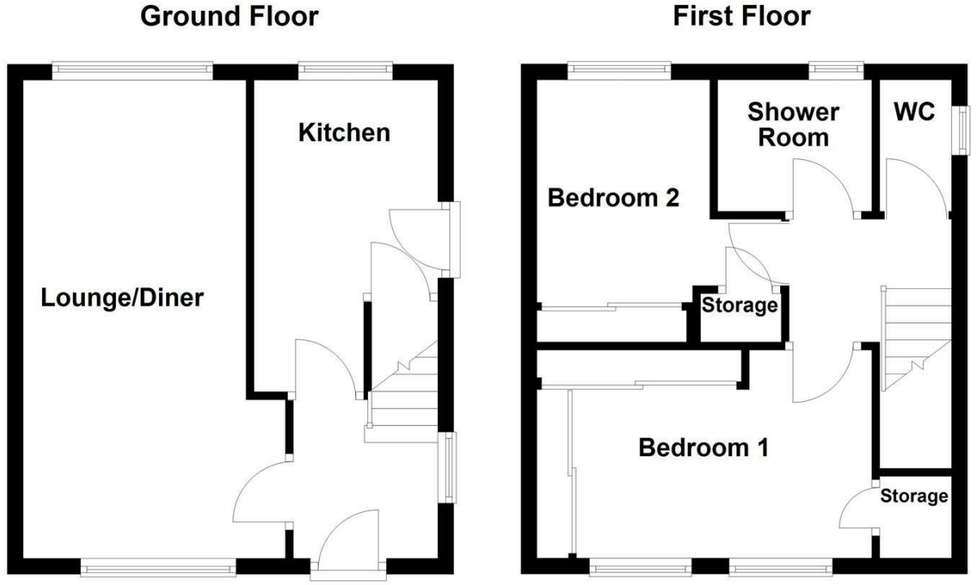
For Sale Freehold £160,000

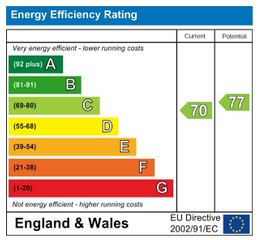
This maintained two double bedroom end terrace property is situated in a popular residential location.

The accommodation comprises entrance hall, lounge and kitchen. To the first floor there are two double bedrooms, a modern shower room and a separate w.c. Externally, the property benefits from attractive front and rear gardens.

The property is conveniently located within the heart of Normanton and close to the ample amenities that the town has to offer including shops, eateries and local schooling.

Available with no onward chain and is sure to appeal to first time buyers, young families or those downsizing.





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
Front entrance door, stairs to the first floor landing, doors leading to the kitchen and living room. Double central heating radiator, UPVC double glazed window to the side.

LIVING ROOM
9'4" plus recess x 19'10" (2.87m plus recess x 6.06m)
Dual aspect UPVC double glazed windows, two central heating radiators, feature fireplace with gas fire inset, coving to the ceiling, t.v. point.

KITCHEN
7'5" x 11'5" plus cupboard (2.28m x 3.49m plus cupboard)
Rear facing UPVC double glazed window, double glazed door leading to the side of the property. Fitted kitchen with a range of wall and base units incorporating 1 1/2 bowl stainless steel sink and drainer unit, built in electric oven with four ring electric hob and stainless steel extractor hood over. Space and plumbing for an automatic washing machine, space for a freestanding fridge freezer, combination central heating boiler, tiled splashbacks, vinyl flooring, useful understairs storage cupboard.

FIRST FLOOR LANDING
Doors to two bedrooms, shower room and w.c. Side facing UPVC double glazed window, double central heating radiator, loft access.

BEDROOM ONE
8'7" to wardrobe front x 8'9" max inc wardrobes (2.63m to wardrobe front x 2.67m max inc wardrobes)
Two UPVC double glazed windows, double central heating radiator, useful built in storage cupboard over bulkhead. A range of fitted bedroom furniture.

BEDROOM TWO
11'0" x 8'9" to wardrobe front (3.37m x 2.67m to wardrobe front)
Rear facing UPVC double glazed window, double central heating radiator, fitted wardrobes and additional useful built in storage cupboard.

HOUSE SHOWER ROOM
5'4" x 5'10" (1.64m x 1.8m)
Walk in shower with mains shower over, vanity unit with wash hand basin and useful storage, tiling to the walls and floor, rear facing UPVC double glazed window, chrome heated towel rail, spotlights to the ceiling.

SEPARATE W.C.
5'6" x 2'6" (1.68m x 0.78m)
Side facing UPVC double glazed window, low flush w.c., part tiling to the walls, tiled floor and central heating radiator.

OUTSIDE
To the front of the property there is a a low maintenance block paved front garden with mature bed borders and fenced boundaries, whilst to the rear is an attractive mature garden with paved patio seating area, laid to lawn and a range of mature bed borders with fenced boundaries.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.