

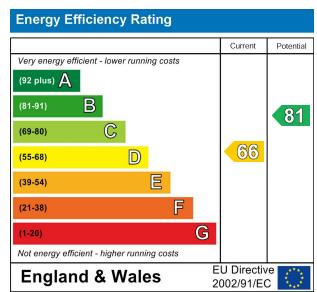
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



21 Gleneagles Court, Normanton, WF6 1WW

For Sale Freehold £229,950

Situated within this popular development is this deceptively spacious and well appointed three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge, kitchen/breakfast room, rear lobby, downstairs w.c. and integral garage. Stairs to the first floor lead to three well proportioned bedrooms and modern shower room. Outside, lawned garden to the front and driveway providing off street parking leading to the garage. To the rear is a lawned garden incorporating flagged and timber decked patio areas.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain, a fantastic home for the first time buyer, couple or family and an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, stairs to the first floor landing and door leading through into the lounge.

LOUNGE

15'7" x 8'6" [min] x 11'10" [max] [4.77m x 2.61m [min] x 3.63m [max]]

Electric fire on a marble back and hearth with wood surround, coving to the ceiling, radiator and door leading into the modern fitted kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

9'6" x 11'10" [2.90m x 3.63m]

Range of contemporary soft close wall and base units with

solid wood block work surface over incorporating 1 1/2 stainless steel sink and wood block drainer, plumbing for a washing machine, integrated oven and grill, touch screen four ring electric hob with filter hood above. Breakfast bar area, radiator, integrated fridge, wood effect flooring, ceiling spotlights, flush fitting LED skirting lighting, UPVC double glazed window and French doors to the rear. Doorway into rear lobby.

REAR LOBBY

UPVC rear door, doors to the garage and downstairs w.c.

W.C.

Low flush w.c., pedestal wash basin with tiled splash back, wood effect floor, radiator, UPVC double glazed frosted window to the rear.

GARAGE

17'8" x 8'6" [5.41m x 2.61m]

Up and over door, light, power, wall and base units with work surface over incorporating space for fridge/freezer and laminate floor.

FIRST FLOOR LANDING

Recess ceiling spotlights, loft access, coving to the ceiling, doors to three bedrooms and the shower room.

BEDROOM ONE

8'5" x 20'1" [2.57m x 6.13m]

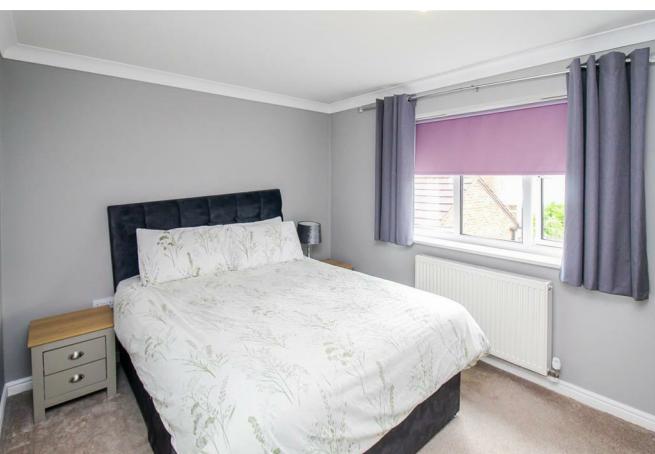
UPVC double glazed window to the front and radiator.



BEDROOM TWO

9'4" x 11'11" [2.87m x 3.64m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM THREE

9'7" x 8'6" [min] x 11'11" [max] [2.93m x 2.61m [min] x 3.64m [max]]

UPVC double glazed window to the front, radiator and door to airing cupboard.



SHOWER ROOM/W.C.

5'7" x 6'9" [1.71m x 2.07m]

Low flush w.c., pedestal wash basin, walk in shower with

electric shower. Part tiled walls, spotlights to the ceiling, UPVC double glazed frosted window to the side, heated towel radiator and tiled effect floor.



OUTSIDE

To the front is a lawned garden and pathway to the entrance door. There is a driveway providing off street parking leading to the integral garage. To the rear is a lawned garden incorporating flagged and timber decked patio areas.



PLEASE NOTE

Please note the photos were taken when the property was occupied.

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.