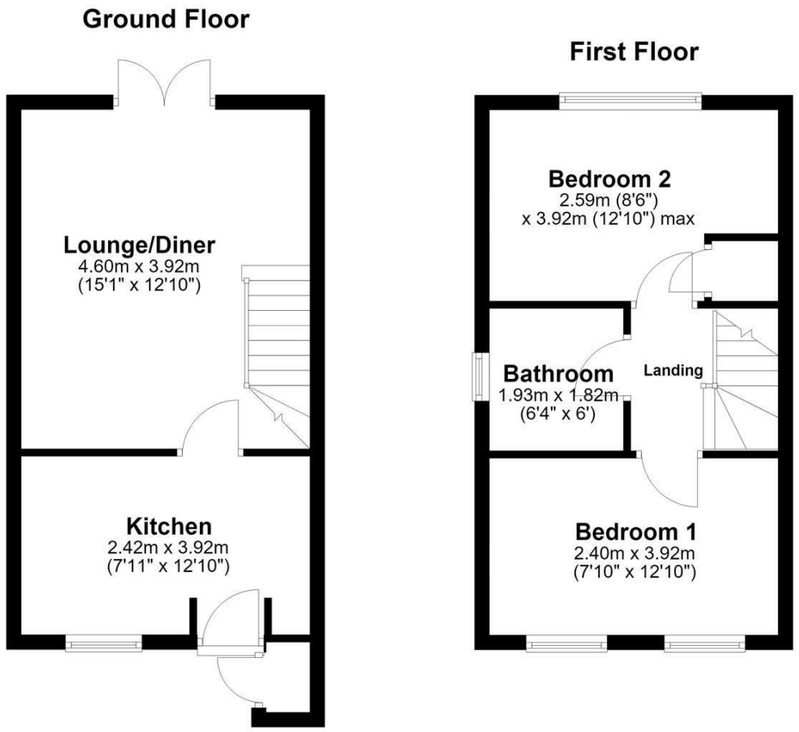
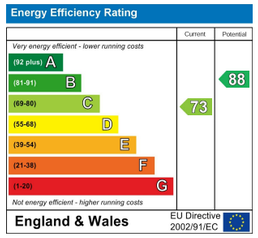


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

7 Oakmont Close, Normanton, WF6 1UX

For Sale Freehold £210,000

Nestled within a pleasant cul-de-sac on this sought after modern development in Normanton is this superbly presented two bedroom semi-detached home. Offering well proportioned accommodation throughout, including ample reception space, a sizeable enclosed rear garden, off street parking and a detached single garage, this property is sure to appeal to a wide range of buyers and is not to be missed.

The accommodation briefly comprises a fitted kitchen which leads through to the spacious lounge diner. The lounge diner benefits from access to the first floor staircase and enjoys views over, and access to, the rear garden. To the first floor, the landing provides access to the loft space, two double bedrooms, with Bedroom two benefiting from a useful built in storage cupboard, and the modern house bathroom. Externally, to the front, the property enjoys a lawned garden with a paved pathway leading to the entrance door. A tarmac driveway provides off street parking for one to two vehicles and leads to the detached single garage, which is equipped with an up-and-over door, power and lighting. The rear garden is predominantly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. A further side section provides useful storage space and houses a timber built garden shed. Well stocked shrubbery borders add colour and interest throughout the garden, whilst timber fencing fully encloses the space, making it ideal for children and pets.

Normanton is a highly convenient location and is well suited to a variety of purchasers, including first time buyers, growing families and professional couples. A range of local amenities, shops and schools can be found nearby, particularly within Normanton town centre. Excellent transport links are available, with regular local bus services operating close to the property and Normanton railway station providing direct connections to larger centres including Leeds and Sheffield. The M62 motorway network is also just a short drive away, making this an excellent choice for commuters travelling further afield.

Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

KITCHEN
12'10" x 7'11" (max) x 5'8" (min) (3.92m x 2.42m (max) x 1.75m (min))

A frosted UPVC double glazed entrance door leads into the kitchen, which also benefits from a UPVC double glazed window to the front elevation and a door leading through to the lounge diner. The kitchen is fitted with a range of modern shaker-style wall and base units with complementary work surfaces over, incorporating a composite sink and drainer with mixer tap. Further features include tiled splashbacks, a five ring gas hob with glass splashback and stainless steel extractor hood above, integrated double oven, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, and the Worcester combination boiler housed within the room.

LOUNGE DINER
15'1" x 12'10" (max) x 10'1" (min) (4.60m x 3.92m (max) x 3.08m (min))

A spacious reception room featuring two central heating radiators, coving to the ceiling, staircase access to the first-floor landing, and UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR LANDING
6'5" x 6'2" (max) x 2'9" (min) (1.96m x 1.90m (max) x 0.86m (min))

With loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
12'10" x 7'11" (3.92m x 2.43m)

Featuring two UPVC double glazed windows to the front elevation and a central heating radiator.

BEDROOM TWO
12'10" x 8'5" (max) x 9'4" (min) (3.92m x 2.59m (max) x 2.86m (min))

Having a UPVC double glazed window to the rear elevation, central heating radiator and access to a useful storage cupboard.

BATHROOM
6'3" x 6'3" (1.92m x 1.92)

Comprising a frosted UPVC double glazed window to the side elevation, extractor fan, central heating radiator, low flush WC, ceramic wash basin inset into a vanity storage unit with tiled splashback, and a panelled bath with electric shower over, glass shower screen and partial wall tiling.

GARAGE
17'1" x 8'7" (5.23m x 2.62m)

Benefiting from power and lighting, together with a manual up-and-over door.

OUTSIDE

To the front, a tarmac driveway provides off street parking for one to two vehicles and leads to the detached single garage as previously mentioned. The front garden is predominantly laid to lawn with planted features, mature shrubs and a paved pathway leading to the entrance door. There is also a useful brick-built outside store. The rear garden is mainly laid to lawn and incorporates planted and pebbled borders containing a variety of mature trees, shrubs and flowers. A paved patio area provides the perfect space for outdoor dining and entertaining, whilst the garden is fully enclosed by timber fencing, making it ideal for children and pets.

OUTSIDE STORE
2'8" x 2'8" (0.82m x 0.82m)

Currently utilised for storage.

COUNCIL TAX BAND

The council tax band for this property is B.

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.