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 Lower Station Road, Normanton, WF6 2BE

## For Sale Freehold Offers Over £145,000

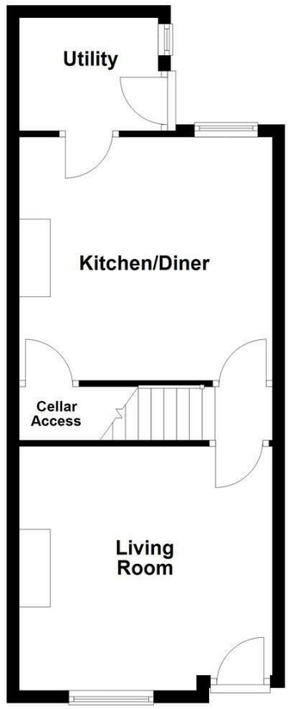
Situated in the heart of Normanton is this superbly presented and comprehensively refurbished two bedroom mid terrace property. Finished to an exceptional standard throughout, the home has undergone an extensive programme of improvements including a full rewire, complete replastering, a brand new kitchen and bathroom suite, new flooring throughout, a new boiler, professional redecoration, and newly installed front and rear entrance doors.

The accommodation briefly comprises a welcoming living room leading through to an inner hallway with staircase to the first floor and access to the spacious kitchen diner. The kitchen diner provides access to the cellar and leads through to a useful utility area, which in turn offers direct access to the rear garden. To the first floor, the landing provides access to the loft space, two well proportioned bedrooms and the modern house bathroom. The principal bedroom also benefits from a useful overstairs storage cupboard. Externally, there is on street parking to the front, whilst to the rear the property enjoys a low maintenance enclosed courtyard garden incorporating a concrete patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing and benefits from gated rear access.

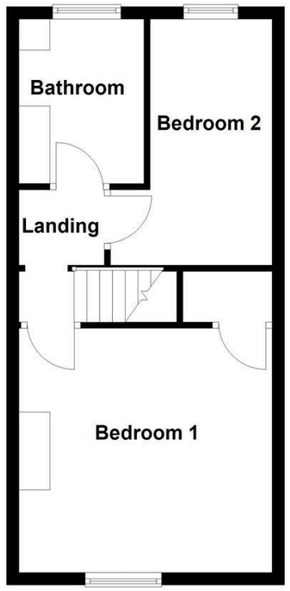
The property enjoys an exceptionally convenient location within walking distance of a wide range of local amenities, including shops, schools and leisure facilities within Normanton town centre. It is particularly well suited to commuters, with Normanton railway station less than a minute's walk away, providing direct links to Leeds and Sheffield. The M62 motorway network is also easily accessible, offering excellent connections further afield.

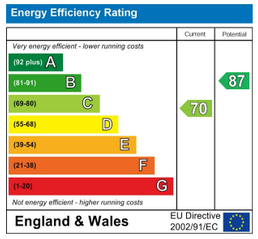
Finished to a high standard throughout and ready for immediate occupation, this fantastic turnkey home must be viewed internally to fully appreciate the quality and convenience on offer. Early viewing is highly recommended to avoid disappointment.

### Ground Floor




### First Floor




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

### LIVING ROOM
12'11" x 13'5" (3.95m x 4.10m)
Composite front entrance door with frosted glass pane leading into the living room. UPVC double glazed window to the front, coving to the ceiling, central heating radiator and door leading through to the inner hallway.

### INNER HALLWAY
Staircase providing access to the first floor landing and door leading through to the kitchen diner.

### KITCHEN DINER
12'10" x 13'5" (3.92m x 4.10m)
UPVC double glazed window to the rear, spotlighting to the ceiling, fitted storage cupboard to the alcove and access down to the cellar. Fitted with a range of modern wall and base units with complementary work surfaces over incorporating a stainless steel sink and drainer with mixer tap. Integrated dishwasher, integrated oven, four ring electric hob with extractor hood above and integrated fridge freezer. Door leading through to the utility room.

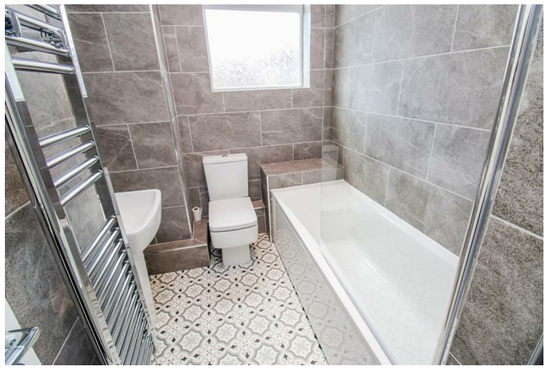
### UTILITY ROOM
6'0" x 7'4" (1.84m x 2.25m)
UPVC double glazed window to the side, frosted UPVC double glazed door leading out to the rear garden and a range of wall and base units with work surface over. Space and plumbing for a washing machine, room for a dryer and the Ideal combination boiler.

### FIRST FLOOR LANDING
Loft access and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE
12'11" x 13'5" (3.95m x 4.10m)
UPVC double glazed window to the front, central heating radiator and useful overstairs storage cupboard.

### BEDROOM TWO
12'10" x 8'10" (3.93m x 2.70m)
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.
8'8" x 6'0" (2.65m x 1.85m)
Fitted storage cupboard, spotlighting to the ceiling and chrome ladder style heated towel rail. Fitted with a suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, mains fed shower attachment and shower screen.



### OUTSIDE
To the front of the property there is on street permit parking and a visitors pass. To the rear is a courtyard style garden incorporating a concrete patio area, ideal for outdoor dining and entertaining, enclosed by timber fencing with a timber gate to the rear.

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

### 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.