Richard Kendall Estate Agent

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153 Castleford Road, Normanton, WF6 2EL

For Sale Freehold £185,000

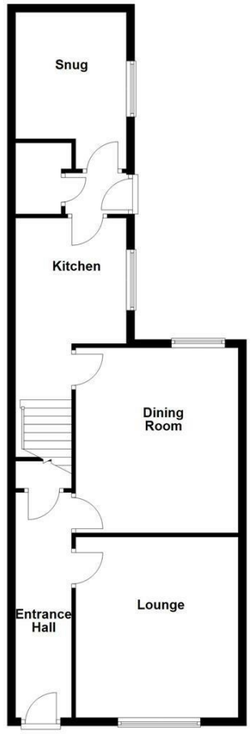
A spacious three bedroom mid terraced property situated in the popular town of Normanton, offering versatile accommodation including two double bedrooms, multiple reception rooms and both a ground floor shower room and first floor bathroom, making it ideal for growing families and a variety of buyers.

The accommodation briefly comprises a living room leading through to a spacious dining room with useful understairs storage. From the dining room, access is provided to an inner lobby with staircase to the first floor and a fitted kitchen incorporating integrated appliances. Beyond the kitchen is a rear porch, a ground floor shower room and a versatile snug, which could also be utilised as an occasional bedroom, home office or playroom. To the first floor, the landing provides access to two generous double bedrooms, a well proportioned single bedroom and a recently modernised three piece family bathroom. The loft space is also accessible from this floor. Externally, the property enjoys a low maintenance rear garden together with a traditional buffer garden to the front.

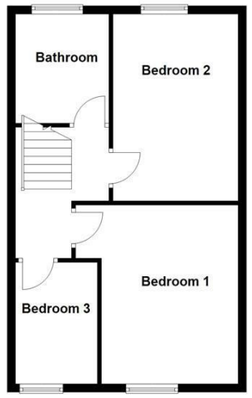
The property is ideally positioned for a wide range of buyers, with local schools, amenities and parks all within easy reach. Normanton town centre offers a variety of shops, cafés and everyday conveniences, whilst Normanton railway station and excellent motorway links provide convenient access to Leeds, Wakefield and surrounding areas, making it particularly appealing to commuters.

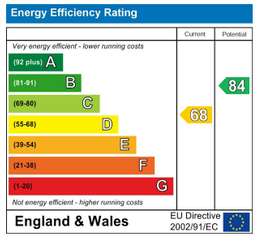
Offered to the market with no onward chain and vacant possession, only a full internal inspection will truly appreciate the size, flexibility and potential this excellent home has to offer. An early viewing is highly recommended.

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

ENTRANCE HALL
Entered via a UPVC front entrance door, the welcoming entrance hall features carpeted flooring, a central heating radiator, coving to the ceiling and access to an understairs storage cupboard. Openings lead through to both the lounge and dining room.

LOUNGE
14'5" x 13'0" (4.41m x 3.97m)
A well proportioned reception room with a UPVC double glazed window overlooking the front elevation, central heating radiator, carpeted flooring and coving to the ceiling.



DINING ROOM
14'9" x 12'9" (4.51m x 3.90m)
A spacious dining room featuring a UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring.



INNER LOBBY
With staircase leading to the first floor landing and opening through to the kitchen.

KITCHEN
9'2" x 9'10" (2.81m x 3.02m)
Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated double oven, four ring induction hob with extractor hood above, tiled splashbacks, central heating radiator, linoleum flooring and a UPVC double glazed window to the side elevation. Openings lead through to the rear porch and snug.

REAR PORCH
With a UPVC door providing access to the rear garden and access into the shower room.

SHOWER ROOM/W.C.
5'10" x 3'6" (1.78m x 1.09m)
Comprising a low flush W.C., wash basin with hot and cold taps and a walk-in shower cubicle with mixer shower attachment. Finished with clad wall panelling from floor to ceiling and linoleum flooring.

SNUG
8'11" x 12'7" (2.72m x 3.84m)
A versatile reception space with carpeted flooring, central heating radiator and UPVC double glazed window to the side elevation.



FIRST FLOOR LANDING
Carpeted flooring and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
15'5" x 14'0" (4.70m x 4.27m)
A generous double bedroom with carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
14'9" x 10'6" (4.50m x 3.21m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation and a useful built-in cupboard housing the gas combination boiler.



BEDROOM THREE
6'4" x 11'3" (1.94m x 3.43m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
5'11" x 8'3" (1.81m x 2.53m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with shower attachment over. The room also benefits from a central heating radiator, extractor fan, linoleum flooring, fully tiled walls and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a buffer garden incorporating block paving, a gravelled area and a flagged pathway leading to the entrance door. The rear garden provides an enclosed outdoor space, ideal for relaxing and entertaining.

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.