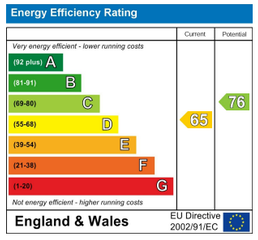


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



The Laurels, 83 Church Lane, Normanton, WF6 1HB

For Sale Freehold Offers In The Region Of £450,000

A substantial six bedroom semi detached residence, occupying a generous corner plot in this highly regarded and much cherished location. The property has been sympathetically finished to an excellent standard throughout and benefits from off street parking together with a double garage positioned to the rear.

This impressive period family home offers grandly proportioned accommodation and a wealth of original character. The ornate front entrance door opens into an enclosed porch, showcasing attractive mosaic floor tiling and complementary ceramic wall tiling. An inner door with beautiful stained-glass detailing leads into the main reception hall, which in turn provides access to a fine sized living room. To the rear, there is a large formal dining room with a further bay window to the side and an additional fireplace, creating an ideal space for entertaining. An everyday entrance porch to the side of the property leads into a well proportioned kitchen. From the inner hallway, steps lead down to a lower ground floor where there is a large front room currently utilised as a spacious double bedroom, together with a separate and comfortable lounge to the rear. Also on this level is a hobbies room, while a corridor leads through to a good sized utility/laundry room with access to the WC and external access to the side garden. To the first floor, the principal bedroom enjoys the benefit of an en suite shower room, alongside a further generously proportioned double bedroom to the front. Two additional well sized bedrooms are served by the family bathroom. The second floor offers a spacious landing area, providing access to a further bedroom and an additional en suite shower room. Externally, the property is approached via formal gardens to the front, extending around to the side where there is a spacious patio area, ideal for outdoor entertaining. The gardens have been attractively landscaped with a combination of lawn and artificial grass, complemented by an ornamental pond. A broad driveway provides ample off street parking and leads to a double garage. Within the grounds there is also a separate workshop building and a dedicated hot-tub shelter.

The property occupies an enviable position on the southern side of Normanton town centre. A range of local shops, schools and recreational facilities are close at hand, with further amenities available within the town centre itself, including a railway station and convenient access to the national motorway network.



ACCOMMODATION

ENTRANCE PORCH
5'10" x 4'3" (1.8m x 1.3m)
With a lovely front entrance door featuring ornate stained glass panels, mosaic tiled floor and part ceramic glazed tiled walls. An internal door with further ornate stained glass leads into the reception hall.

RECEPTION HALL
26'6" x 5'10" (max) (8.1m x 1.8m (max))
With dado rail and picture rail, double central heating radiator and a panelled staircase rising to the first floor. Interior windows provide light from both the living room and dining room.

LIVING ROOM
15'5" x 13'9" (4.7m x 4.2m)
Featuring a square bay window to the front and an additional window to the side. Ornate ceiling rose, ceiling cornice, picture rail and dado rail. A fantastic fireplace with wooden surround and tiled interior houses a living flame coal-effect gas fire. Double central heating radiator.



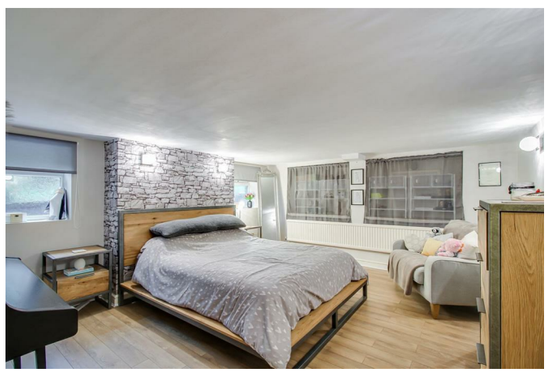
DINING ROOM
15'8" x 13'9" (4.8m x 4.2m)
With a display bay window to the side and an additional window to the rear. Dado and picture rails, ornate ceiling cornice and a feature fireplace with wooden surround and tiled interior housing a living flame coal effect gas fire. Double central heating radiator.

INNER HALLWAY
11'1" x 3'11" (3.4m x 1.2m)
Providing the everyday entrance to this lovely family home, with a stable style UPVC door to the side, stairs to the lower ground floor, central heating radiator and ceramic tiled floor.

KITCHEN
14'9" x 10'9" (4.5m x 3.3m)
With a large window to the side and fitted with a good range of cream fronted wall and base units with laminate worktops, double central heating radiator. Incorporating a five ring stainless steel gas hob with filter hood over, composite sink unit, integrated oven and grill, space for a tall fridge freezer and integrated dishwasher.

LOWER FLOOR HALLWAY
With ceramic tiled floor and central heating radiator.

LOWER FLOOR BEDROOM
14'9" x 13'1" (4.5m x 4.0m)
With two frosted windows to the side, a large central heating radiator and wood effect laminate flooring.



LOWER FLOOR LOUNGE
16'4" x 15'1" (5.0m x 4.6m)
With a frosted window to the rear and a large central heating radiator.

UTILITY ROOM
12'5" x 10'9" (3.8m x 3.3m)
Fitted with a good range of modern cupboards with laminate and butcher's block worktops incorporating a twin ceramic sink. Space and plumbing for a washing machine, space for a tumble dryer and a cupboard housing the Glow-worm central heating boiler. Ceramic tiled floor, central heating radiator and a stable style UPVC door to the side.

LOWER FLOOR W.C.
4'11" x 3'7" (1.5m x 1.1m)
Low suite W.C..

FIRST FLOOR LANDING
Stairs to the second floor landing, providing access into four bedrooms and the house bathroom.

BEDROOM ONE
13'9" x 13'9" (max) (4.2m x 4.2m (max))
Windows to both the side and rear, double central heating radiator and a fireplace with wooden surround, tiled insert, hearth and cast iron grate. Recessed wardrobe with two mirror fronted doors.



EN SUITE SHOWER ROOM
5'10" x 4'3" (1.8m x 1.3m)
Fitted with a walk in shower cubicle, corner wash basin and low suite WC. Chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO
15'5" x 12'9" (4.7m x 3.9m)
With a square bay window to the front and an additional window to the side. Dado rail, ceiling cornice, two central heating radiators and a broad range of fitted wardrobes with matching drawers, dressing table and bedside units.

BEDROOM THREE
10'9" x 9'10" (3.3m x 3.0m)
With a window to the rear, double central heating radiator and a cupboard housing the Vaillant gas-fired central heating boiler.



BEDROOM FOUR
10'5" x 5'10" (3.2m x 1.8m)
With a window to the front, central heating radiator and wood-effect laminate flooring.

HOUSE BATHROOM
9'2" x 7'10" (2.8m x 2.4m)
With a frosted window to the side, central heating radiator and fitted with a four piece white and chrome suite comprising roll top bath with ball and claw feet and shower attachment, separate shower cubicle with glazed screens, pedestal wash basin and low suite WC.



BEDROOM FIVE/SECOND FLOOR LANDING
14'1" x 9'6" (max) (4.3m x 2.9m (max))
With a window to the side and roof lights to the rear. Sloping ceilings with beams, central heating radiator and fitted over-stairs storage cupboards.

EN SUITE SHOWER ROOM
9'2" x 5'10" (2.8m x 1.8m)
With a window to the side and fitted with a three-piece suite comprising corner shower cubicle with glazed screens and Triton electric shower, pedestal wash basin and low suite WC. Eaves storage access.

OUTSIDE
To the front, the property is approached via a hand gate leading to the formal front entrance door. The front garden is well tended and stocked, extending around to a larger garden area passing the side of the house fronting onto Firville Avenue. To the far rear, a driveway accessed from Firville Avenue provides off-street parking and leads to a detached double garage. To the side of the garage is a separate workshop building and a sheltered hot tub area. The gardens have been thoughtfully landscaped with a blend of lawn and artificial grass, specimen shrubs and a large paved patio ideal for outdoor entertaining.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The Laurels has been a wonderful family home and we have enjoyed our time in our Victorian villa. We have been very lucky to be custodians of this period property with a raft of original features. Church Lane is neighbourly and populated with couples and families and the area has served us well especially the leisure centre, town centre and swimming pool."

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

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.