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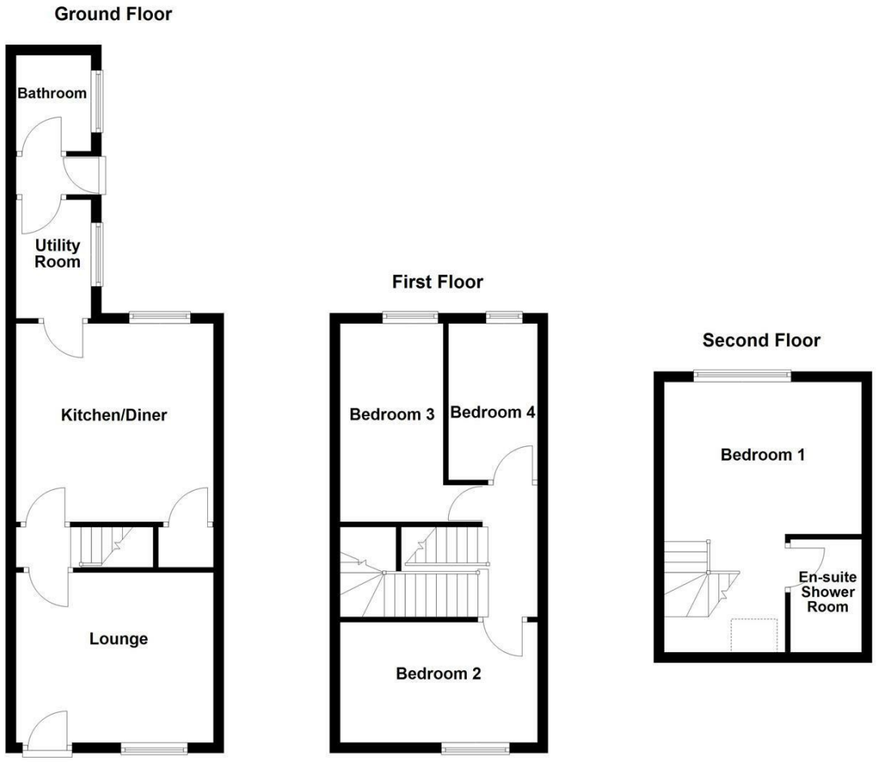


11 Haw Hill View, Normanton, WF6 2HB

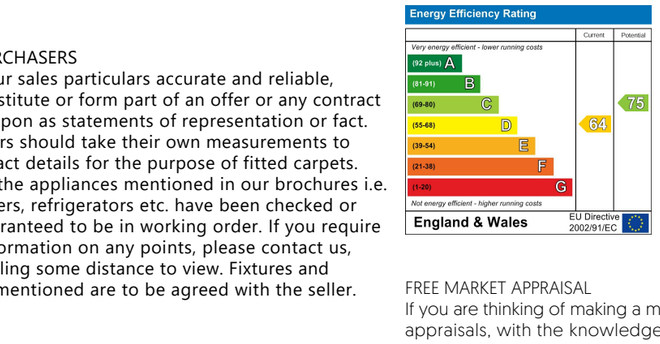
For Sale Freehold £180,000

Offered to the market is this spacious four bedroom, three storey end terrace home, ideally situated in the popular town of Normanton offering generous accommodation across three floors, including four bedrooms, bathroom and en suite facilities, the property is well suited to families and buyers seeking convenient access to local amenities and transport links.

The accommodation briefly comprises a living room to the front, leading through to an inner lobby with stairs leading to the first floor and access into a spacious kitchen diner. The kitchen provides useful understairs storage and leads through to a utility room housing the gas combination boiler, which also offers access to the rear yard. A ground floor three piece bathroom completes the accommodation at this level. To the first floor, the landing provides access to three well proportioned bedrooms. The second floor is dedicated to a generous principal bedroom, benefitting from its own en suite shower room. Externally, the property enjoys a low maintenance rear yard together with a buffer garden to the front.

The home is perfectly suited to first time buyers and growing families alike, enjoying pleasant views towards Haw Hill Park and being conveniently located close to local shops, schools and amenities. Normanton train station is within easy reach, and excellent motorway links make the property ideal for commuters. The property further benefits from UPVC double glazing and gas central heating.

Only a full internal inspection will truly reveal the space and potential on offer, and early viewing is highly recommended to avoid disappointment.



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.

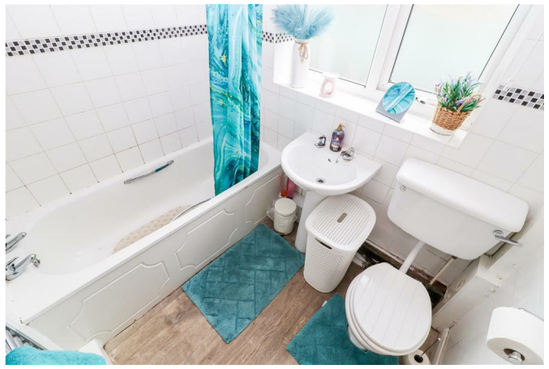
ACCOMMODATION

LOUNGE
10'11" x 12'7" (3.34m x 3.86m)
UPVC double glazed front entrance, laminate flooring, a UPVC double glazed window overlooking the front elevation, and access through to the inner lobby, which houses the staircase leading to the first floor landing, along with a central heating radiator and an opening through to the kitchen diner.

KITCHEN/DINER
13'0" x 12'10" (3.97m x 3.93m)
Fitted with a range of wall and base units incorporating laminate work surfaces, stainless steel sink with mixer tap and drainer, tiled splashbacks, space and plumbing for a washing machine, fridge freezer and cooker. Laminate flooring, central heating radiator, a double glazed UPVC window overlooking the rear elevation, understairs storage, and openings leading through to the utility room.

UTILITY ROOM
5'2" x 7'1" (1.60m x 2.18m)
Laminate work surfaces with tiled splashback, a UPVC double glazed window to the side elevation, and housing the Ideal gas combination boiler. A composite side entrance door leads out to the rear garden, while a further door provides access to the downstairs bathroom.

BATHROOM/W.C.
5'4" x 6'8" (1.65m x 2.04m)
Fitted with a panel bath with electric shower and shower attachment, pedestal wash basin with hot and cold taps, and low flush w.c. Linoleum flooring, floor-to-ceiling tiling, chrome heated towel radiator, and a frosted UPVC double glazed window to the side elevation.



FIRST FLOOR LANDING
Access to three bedrooms, along with the staircase leading to the second floor.

BEDROOM TWO
12'10" x 7'10" (3.93m x 2.39m)
A carpeted double bedroom featuring a central heating radiator, double glazed UPVC window to the front elevation, and useful overstairs storage.

BEDROOM THREE
12'11" x 9'3" (3.96m x 2.84m)
A further carpeted bedroom with central heating radiator and double glazed UPVC window overlooking the rear elevation.

BEDROOM FOUR
5'8" x 9'8" (1.75m x 2.97m)
A carpeted room with central heating radiator and double glazed UPVC window to the front elevation.

BEDROOM ONE
23'3" x 12'9" (7.09m x 3.91m)
This spacious principal bedroom features carpet flooring, spotlights to the ceiling, Velux style roof window to the front elevation, double glazed UPVC window to the rear, central heating radiator, a range of fitted wardrobes, and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'4" x 4'7" (2.26m x 1.41m)
Comprising a shower enclosure with mixer shower and attachment, pedestal wash basin, and low flush w.c., along with tiling to walls, chrome heated towel radiator, spotlights to the ceiling, and access to additional storage.

OUTSIDE
The property is approached via a front buffer yard incorporating a flagged patio area. The rear yard is fully enclosed by timber fencing and finished with a concrete surface for low maintenance.

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.