Richard Kendall Estate Agent

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8 Redruth Drive, Normanton, WF6 2DL

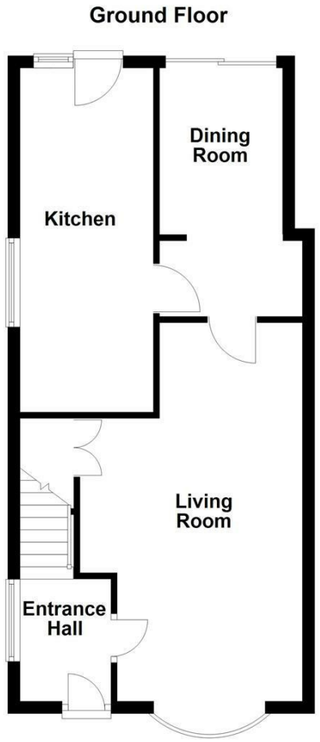
For Sale Freehold £200,000

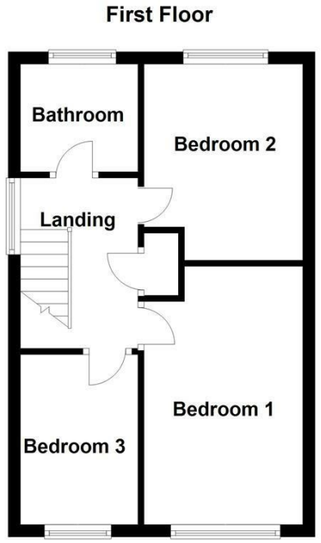
A superb opportunity to purchase this extended three bedroom semi detached home, offering spacious and versatile accommodation throughout. Offered with no chain.

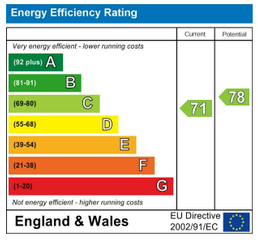
The first floor features three well proportioned bedrooms served by a modern three piece house bathroom, while the ground floor comprises a large living room, an extended dining room, and an extended kitchen with a useful understairs storage cupboard. Externally, the property enjoys an attractive lawned front garden and a tarmac driveway running along the side of the house, providing ample off street parking for multiple vehicles. A timber gate leads to the enclosed rear garden, which offers a low maintenance concrete seating area, a paved patio, a well kept lawn, and established planted borders, all fully enclosed by timber panel fencing.

The property is ideally situated within walking distance of local amenities and schools, with regular bus routes to and from Wakefield city centre. The M62 motorway is also just a short distance away, making this an excellent choice for commuters.

Only a full internal inspection will truly reveal the quality of accommodation on offer, and an early viewing is highly recommended.







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.

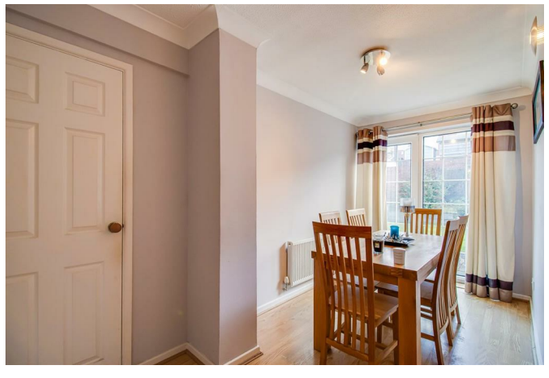
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
A UPVC double glazed front entrance door with UPVC double glazed window to the side aspect, a central heating radiator, coving to the ceiling, and a staircase with handrail leading to the first floor landing. A door from the hallway leads into the living room.

LIVING ROOM
10'0" (min) x 11'11" (max) x 20'6" (3.06m (min) x 3.64m (max) x 6.25m)
Coving to the ceiling, a ceiling rose, a centrally positioned bow UPVC double glazed window overlooking the front aspect, double doors giving access to the understairs storage cupboard and a further door leading into the extended dining room.

DINING ROOM
13'9" (max) x 7'9" (min) x 6'8" (4.21m (max) x 2.37m (min) x 2.04m)
Laminate flooring, a central heating radiator, coving to the ceiling, a door providing access into the kitchen, and a set of sliding UPVC double glazed patio doors opening onto the rear garden.



KITCHEN
7'1" x 18'10" (2.17m x 5.75m)
A range of wall and base units with laminate work surfaces and tiled splashbacks. 1.5 stainless steel sink and drainer with mixer tap, a large fridge/freezer, a washing machine and dryer are included in the sale. An integrated oven and grill with a four ring gas hob and cooker hood above. Matching cupboard housing the combi condensing boiler, coving to the ceiling, two UPVC double glazed windows, one to the rear and one to the side, a UPVC double glazed door with frosted window inset and a central heating radiator.

FIRST FLOOR LANDING
A UPVC double glazed window overlooking the side elevation. Coving to the ceiling, loft access, and doors leading to the three bedrooms, the house bathroom and a storage cupboard with fixed shelving.

BEDROOM ONE
8'6" x 14'0" (2.60m x 4.28m)
A UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling.

BEDROOM TWO
8'6" x 10'6" (2.60m x 3.21m)
A UPVC double glazed window overlooking the rear elevation, coving to the ceiling and a central heating radiator.

BEDROOM THREE
6'6" x 9'2" (2.00m x 2.80m)
A UPVC double glazed window overlooking the front elevation and a central heating radiator.

BATHROOM/W.C.
5'9" x 6'5" (1.77m x 1.96m)
A three piece suite including a panel bath with glass shower screen and a separate mixer shower over. A pedestal wash basin with two taps and a low flush w.c. Fully tiled walls, a chrome heated towel rail, inset spotlights, an extractor fan and a UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE
To the front of the property is an attractive lawned garden with a large sweeping tarmac driveway providing ample off road parking for several vehicles. A timber gate to the side gives access to the rear garden. The rear garden features a low maintenance concrete area to the left, a paved patio area, and a pleasant lawned section with raised planted borders edged with railway sleepers, as well as a convenient storage shed on a concrete base. Timber panel fencing and solid brick walls fully enclose the garden.

SOLAR PANELS LEASED
The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

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.

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.