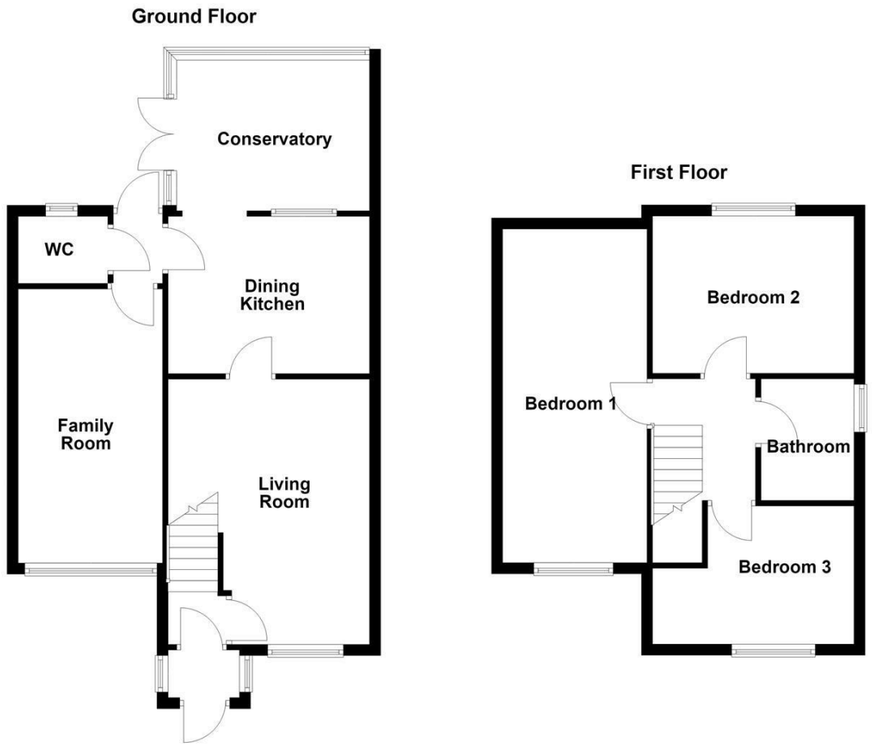
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





9 Gleneagles Court, Normanton, WF6 1WW

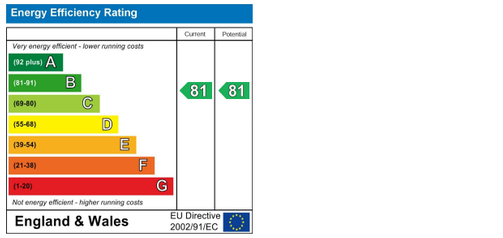
For Sale Freehold £250,000

Extended and significantly improved, this attractive three double bedroom semi detached home offers spacious, well proportioned accommodation in an enviable cul-de-sac position within this popular residential area. Benefitting from UPVC double glazing, a garage conversion, conservatory extension and solar panels, the property has been thoughtfully enhanced to create a versatile family home.

The accommodation is entered via a welcoming entrance porch, which leads through into the entrance hall. The main living room is generously proportioned and overlooks the front elevation, with access through to a modern dining kitchen fitted with an attractive range of units and enjoying an outlook towards the conservatory at the rear. Further ground floor accommodation includes a well proportioned family room, created through the former garage conversion, together with a useful downstairs W.C. The conservatory provides an additional reception space and creates an excellent connection between the house and rear garden. To the first floor are three double bedrooms, all served by a modern refitted house bathroom. Externally, the property benefits from side-by-side off road parking to the front. To the rear is an attractively landscaped garden incorporating extensive paved patio seating areas, artificial lawn, a raised decked seating area and a useful garden shed, creating an ideal space for outdoor dining and entertaining. The property also benefits from gas fired central heating, replacement sealed unit double glazed windows and solar panels, contributing towards improved energy efficiency.

Situated in a sought after cul-de-sac location, the property is within easy reach of the wide range of shops, schools and recreational facilities available in Normanton town centre. Normanton also benefits from its own railway station and convenient access to the national motorway network.

Only a full internal inspection will truly reveal the space, versatility and quality this appealing family home has to offer. 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 PORCH
4'3" x 2'11" (1.30m x 0.90m)
UPVC outer entrance door leading into the porch, with an inner door providing access to the entrance hall.

ENTRANCE HALL
3'3" x 2'11" (1.0m x 0.90m)
Central heating radiator and staircase providing access to the first floor, incorporating useful built-in storage drawers.

LIVING ROOM
15'8" x 12'1" (4.80m x 3.70m)
Window overlooking the front elevation, central heating radiator and connecting door leading through to the dining kitchen.



DINING KITCHEN
12'1" x 9'2" (3.70m x 2.80m)
Fitted with an attractive range of gloss white fronted wall and base units with laminate work surfaces over and matching upstands. Inset stainless steel sink unit with instantaneous boiling water tap, four ring ceramic hob with glazed splashback and extractor hood above, built-in oven, space and plumbing for a washing machine and space for a tall fridge freezer. Central heating radiator and archway leading through to the conservatory.

CONSERVATORY
11'5" x 8'10" (3.50m x 2.70m)
Glazed to two sides with a glazed roof, double central heating radiator and double French doors opening onto the rear patio.



REAR HALLWAY
Stable style door providing access to the rear garden.

GUEST CLOAKROOM
5'2" x 3'11" (1.60m x 1.20m)
Frosted window overlooking the rear elevation and fitted with a two piece white and chrome suite comprising low flush W.C. and pedestal wash basin.

FAMILY ROOM
16'4" x 8'6" (5.0m x 2.60m)
Window overlooking the front elevation and housing the gas fired central heating boiler.



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

BEDROOM ONE
20'0" x 8'6" (6.10m x 2.60m)
Window overlooking the front elevation and central heating radiator.



BEDROOM TWO
12'1" x 9'10" (3.70m x 3.0m)
Window overlooking the rear garden and central heating radiator.



BEDROOM THREE
8'10" x 8'2" (2.70m x 2.50m)
Window overlooking the front elevation and central heating radiator. Useful over stairs linen cupboard.



BATHROOM
6'10" x 5'6" (2.1m x 1.7m)
Refitted to a lovely standard with contemporary panelled walls and a modern three piece suite comprising panelled bath with twin head shower over and glazed screen, vanity washbasin with cupboard under and low suite W.C.

OUTSIDE
To the front of the property are side-by-side driveway parking spaces. To the rear is an attractive enclosed garden incorporating a large paved patio seating area, artificial lawn, a further raised decked seating area and a useful garden shed.



SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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.