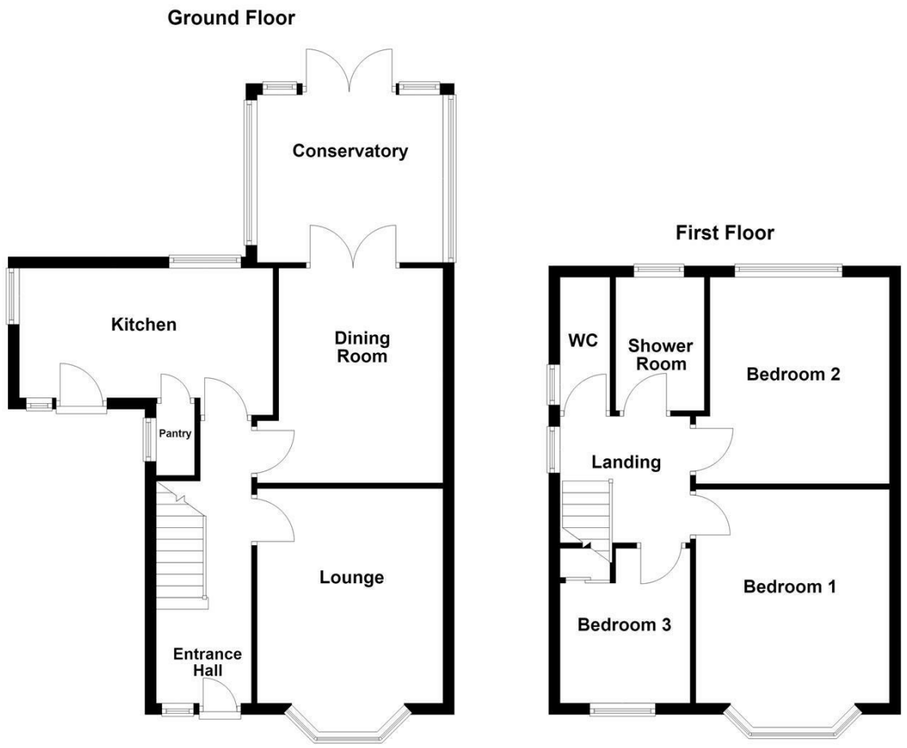
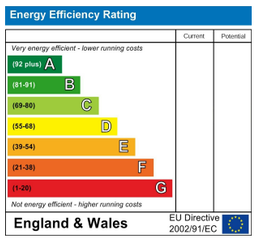



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 329 Wakefield Road, Normanton, WF6 1DX

## For Sale Freehold £225,000

Set back from the main roadside is this spacious and extended three bedroom semi detached family home, well maintained throughout and offering generous accommodation ideally suited to first time buyers, couples and growing families.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, separate dining room, conservatory and an extended fitted kitchen. To the first floor are three well proportioned bedrooms, two of which are doubles, together with a shower room and separate WC. Externally, the property enjoys an attractive lawned garden to the front with established planted borders. To the rear is a well maintained enclosed garden, predominantly laid to lawn and incorporating both paved and block paved patio areas, providing an ideal setting for outdoor dining and entertaining. The property also benefits from the use of a detached brick built garage, accessed via St John's Crescent.

Conveniently positioned for a range of local amenities including shops and schools, the property also benefits from regular bus services and excellent access to the bypass and motorway networks, making it ideal for commuters.

Offered for sale with no onward chain and vacant possession, this attractive and spacious home represents an excellent opportunity for a range of buyers. An early viewing is highly recommended to fully appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL
UPVC entrance door leading into the entrance hall, with frosted UPVC double glazed side panel. Coving to the ceiling, central heating radiator, staircase providing access to the first floor landing and doors leading to the kitchen, lounge and dining room.

### LOUNGE
11'11" x 13'10" (3.65m x 4.24m)
Walk-in bay window with UPVC double glazing overlooking the front aspect, central heating radiator, coving to the ceiling and feature electric fire with full marble surround.



### DINING ROOM
11'11" x 12'7" (3.65m x 3.86m)
Wall mounted gas fire, coving to the ceiling, central heating radiator and frosted UPVC double glazed French doors leading into the conservatory.

### CONSERVATORY
9'3" x 8'0" (2.83m x 2.44m)
UPVC double glazed construction over a brick built base, with French doors leading out to the rear garden. Laminate flooring and frosted glazing to one side.



### KITCHEN
14'9" x 8'8" (4.50m x 2.65m)
Fitted with a range of wall and base units with work surfaces over, incorporating a 1.5 stainless steel sink and drainer with mixer tap. Space for a fridge and freezer, space for a cooker, central heating radiator and part tiled walls. UPVC double glazed windows to the front and rear, UPVC entrance door to the front, tiled effect flooring and door providing access to a useful pantry.

### FIRST FLOOR LANDING
Loft access and doors providing access to three bedrooms, the shower room and separate W.C.

### BEDROOM ONE
13'11" x 10'1" (4.25m x 3.08m)
UPVC double glazed bay window overlooking the front aspect, central heating radiator, coving to the ceiling and fitted wardrobes.



### BEDROOM TWO
11'11" x 11'0" (3.65m x 3.36m)
Central heating radiator, UPVC double glazed window overlooking the rear aspect and coving to the ceiling.



### BEDROOM THREE
8'11" x 7'8" (2.73m x 2.36m)
Bulkhead over the staircase with useful storage cupboard above, central heating radiator and UPVC double glazed window overlooking the front aspect.

### SHOWER ROOM
5'2" x 5'4" (1.59m x 1.65m)
Fitted with a pedestal wash basin and enclosed shower cubicle with mixer shower. Tiled walls, tiled effect flooring, central heating radiator and frosted UPVC double glazed window overlooking the rear aspect.



### W.C.
Low flush W.C., part tiled walls, tiled effect flooring and frosted UPVC double glazed window to the side.

### OUTSIDE
To the front of the property is an attractive lawned garden with planted and shrub borders. To the rear is a low maintenance garden incorporating paved and block paved patio areas together with a further pebbled section. The property also benefits from a detached garage with up and over door, accessed from the rear of St. John's Crescent.



### 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.