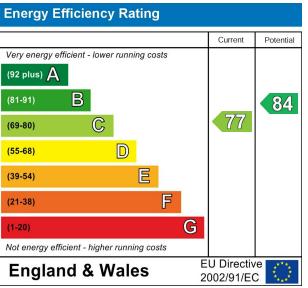
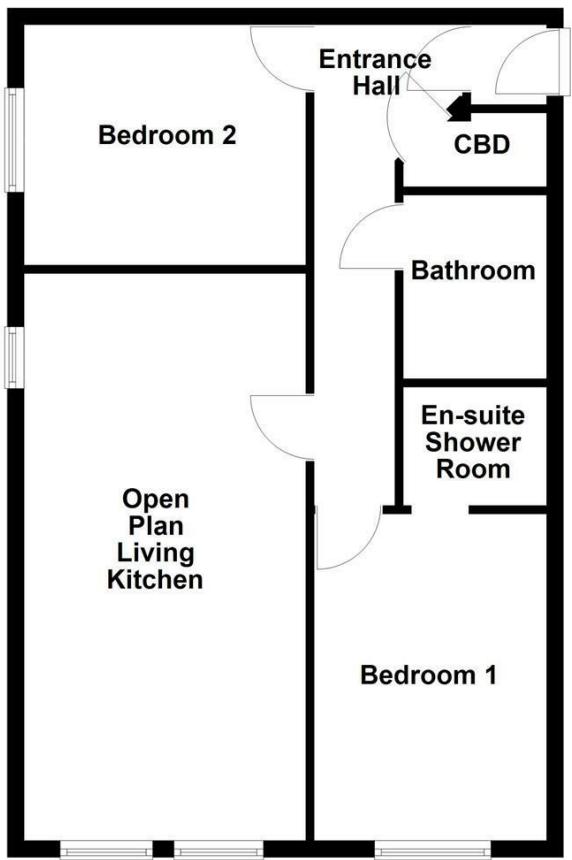


## Ground Floor



### 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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 5 Carriage Court Talbot Street, Normanton, WF6 2BA

**For Sale Leasehold £85,000**

A fantastic opportunity to acquire this well presented first floor apartment, offering spacious and contemporary living in the heart of Normanton town centre.

The property boasts two double bedrooms, including a principal bedroom with en suite shower room, alongside an open-plan living kitchen complete with breakfast bar and integrated appliances. A further three piece house bathroom serves the apartment. The apartment is accessed via a secure communal entrance lobby and benefits from communal gardens as well as an allocated parking space within the residents' car park.

Ideally located close to a wide range of local amenities, shops, and well-regarded schools, the property also enjoys excellent transport links. Normanton railway station is within walking distance, providing direct connections to surrounding towns and cities, while the M62 motorway is only a short drive away, making it a perfect choice for commuters.

An early viewing is highly recommended to fully appreciate the quality and convenience of this modern apartment.

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



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## ACCOMMODATION

### ENTRANCE HALL

Solid wooden entrance door, a wall mounted electric heater and five doors leading to two bedrooms, the open plan living kitchen and the bathroom. There is also a large storage cupboard offering very useful storage.

### BATHROOM/W.C.

5'6" x 7'2" [1.70m x 2.20m]

Three piece suite comprising a panelled bath, pedestal wash basin with mixer tap and low flush w.c. Part tiled walls, an electric ladder style radiator, a wall mounted electric fan and an extractor fan to the ceiling.



### EN SUITE SHOWER ROOM/W.C.

4'6" x 5'6" [1.39m x 1.70m]

Three piece suite including an enclosed shower cubicle with bi-folding glass door and mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Part tiled walls, a wall mounted electric radiator and an extractor fan to the ceiling.



### BEDROOM TWO

11'1" x 9'6" [3.38m x 2.90m]

UPVC double glazed window to the side elevation and a wall mounted electric heater.



### OPEN PLAN LIVING KITCHEN

The kitchen area is fitted with a range of wall and base units with laminate work surfaces and splashback, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine. Integrated appliances include an oven and grill, four ring ceramic hob with stainless steel splashback and cooker hood above, fridge/freezer. Inset ceiling spotlights, extractor fan, two wall mounted electric heaters, a breakfast bar and three UPVC double glazed windows [two to the front and one to the side].



### OUTSIDE

The property benefits from a communal car park with an allocated space and paved pathways to both sides leading to grassed areas at the rear.



### LEASEHOLD

The service charge is £1,000 [pa] and ground rent £323.37 [pa]. The remaining term of the lease is 106 years [2025]. A copy of the lease is held on our file at the Normanton office.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.