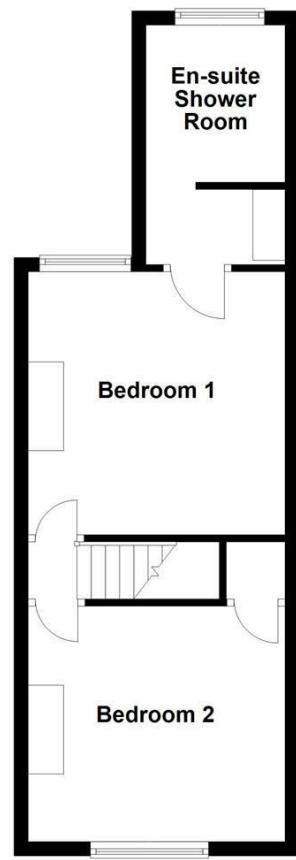


Ground Floor



First Floor



**Richard Kendall**  
Estate Agent

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#### IMPORTANT NOTE TO PURCHASERS

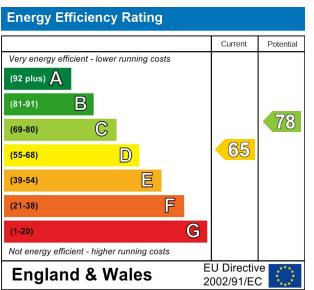
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
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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.

## 64 Cemetery Road, Normanton, WF6 2EW

**For Sale Freehold £135,000**

A fantastic opportunity to acquire this well presented two bedroom mid-terrace home, offering two spacious reception rooms, UPVC double glazing, gas central heating, and a low maintenance enclosed rear yard.

The property briefly comprises an entrance hallway leading to a comfortable living room featuring a fireplace, and a spacious sitting/dining room with useful understairs storage and access to the contemporary fitted kitchen, completing the ground floor. To the first floor, there are two well proportioned double bedrooms, with bedroom two benefiting from a built in wardrobe. Bedroom One is further enhanced by its own en suite shower room. Externally, the property enjoys on street parking to the front on a first-come, first-served basis, along with a low-maintenance paved forecourt garden. To the rear, there is an enclosed paved yard designed for ease of maintenance, incorporating a timber shed, timber fencing, and a rear access gate.

Ideally situated within Normanton town centre, the property is conveniently positioned for local amenities, including a supermarket and railway station, while excellent transport links are provided via the nearby M62 motorway, making it well suited for commuters.



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## ACCOMMODATION

### LIVING ROOM

10'11" x 11'9" [3.33m x 3.59m]

A composite front door provides access directly into the living room. Coving to the ceiling, central heating radiator, and a UPVC double glazed window overlooking the front aspect. The room features a gas fire set upon a granite hearth with a decorative steel and tiled interior, complemented by a wooden surround. A door provides access into the inner hallway.



### INNER HALLWAY

Staircase with handrail leading to the first floor landing. Doors provide access to the sitting/dining room.

### SITTING/DINING ROOM

12'0" x 11'8" [3.67m x 3.56m]

UPVC double glazed window overlooking the rear aspect, central heating radiator, and doors leading to the kitchen and understairs storage cupboard. The room also benefits from a gas fire set upon a marble hearth with a matching interior and decorative surround.



### KITCHEN

11'1" x 6'8" [3.38m x 2.04m]

Fitted with a modern range of wall and base units with laminate work surfaces and fully tiled walls. Integrated oven and grill with four ceramic hobs and extractor hood above. Plumbing for a washing machine beneath the counter and space for a large freestanding fridge freezer.

UPVC double glazed window overlooking the rear aspect and a composite door leading out to the rear yard.

### FIRST FLOOR LANDING

Doors providing access to two bedrooms.

### BEDROOM ONE

11'11" x 11'9" [3.65m x 3.59m]

UPVC double glazed window overlooking the rear elevation and loft access via a fold down wooden ladder. A door provides access into the en suite shower room.



### EN SUITE SHOWER ROOM

7'3" x 6'9" [2.23m x 2.08m]

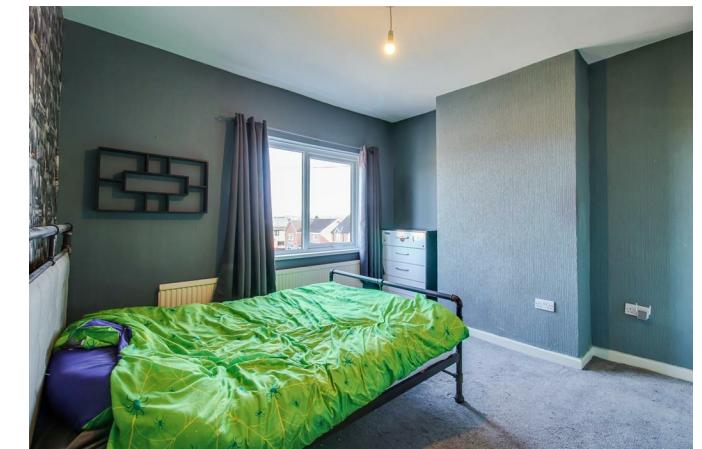
Comprising a three piece suite including a larger-than-average shower cubicle with glass door and electric shower, pedestal wash hand basin with tiled splashback, and low flush WC. UPVC frosted double glazed window, chrome heated towel radiator, and additional built-in storage housing the combi condensing boiler.



### BEDROOM TWO

11'9" x 10'11" [3.59m x 3.34m]

UPVC double glazed window overlooking the front elevation, central heating radiator, and door providing access to a built-in single wardrobe.



### OUTSIDE

To the front of the property, there is on street parking available on a first-come, first-served basis, along with a low maintenance paved buffer garden and concrete pathway leading to the entrance. To the rear, the property benefits from a low maintenance paved yard with a timber shed positioned in the corner. Timber fencing to all three sides provides a fully enclosed outdoor space, with gated access to the rear service road.



### 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.

### 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.