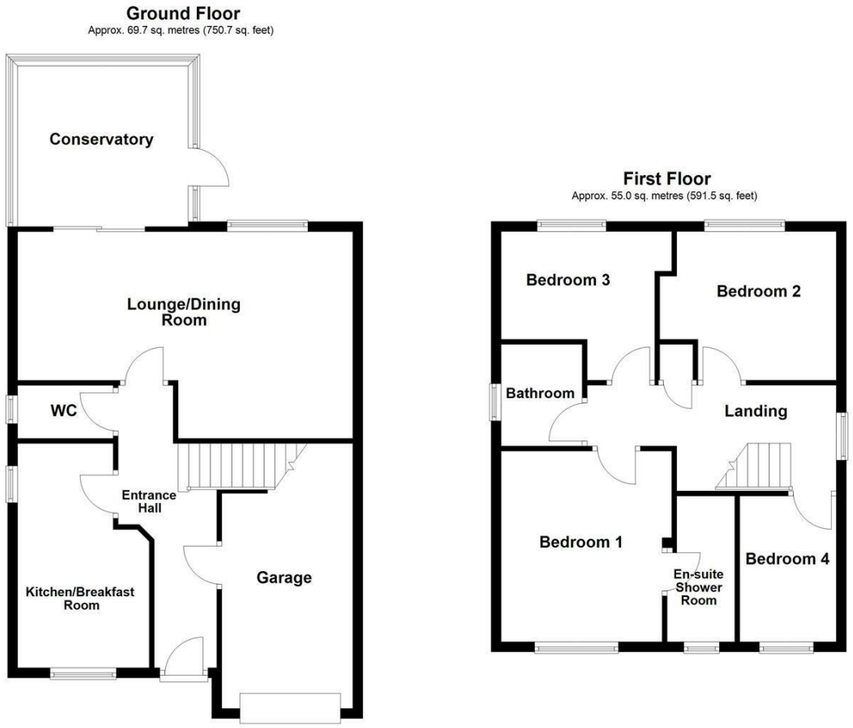


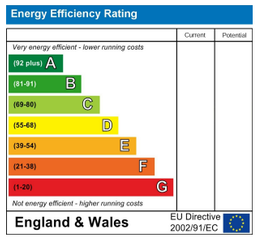
Total area: approx. 124.7 sq. metres (1342.3 sq. feet)

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

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

21 Queensbury Court, Normanton, WF6 1TY

For Sale Freehold £340,000

Nestled within a cul de sac on a sought after modern development is this superbly presented four bedroom detached family home, offering well proportioned accommodation, ample reception space and an attractive landscaped rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the integral garage, a kitchen breakfast room, a downstairs WC and a spacious lounge diner, which leads through to a conservatory overlooking the rear garden. To the first floor, the landing provides loft access and leads to four good sized bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a modern house bathroom. Externally, to the front there are lawned and pebbled garden areas with mature shrubs, along with a tarmac driveway providing off road parking for two vehicles and additional space for further parking, leading to the integral garage with up and over door, power and lighting. The rear garden is mainly laid to lawn and incorporates porcelain and paved patio areas, ideal for outdoor dining and entertaining, with well stocked planted borders and slate and gravel features. The garden is fully enclosed, making it suitable for both pets and children, and includes space for a shed or bin storage. The property also benefits from solar panels which reduce monthly bills by providing free energy whilst they are generating.

Normanton is a popular location for families, with a range of shops and well regarded schools within walking distance, particularly within the town centre. The area is well served by local bus routes and benefits from its own train station with links to Leeds and Sheffield. The M62 motorway is also only a short drive away, providing excellent connectivity for commuters.

Only a full internal inspection will fully appreciate all that this fantastic family home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front door with frosted glass pane, central heating radiator, stairs to the first floor landing and doors to the garage, kitchen breakfast room, downstairs W.C. and lounge dining room.

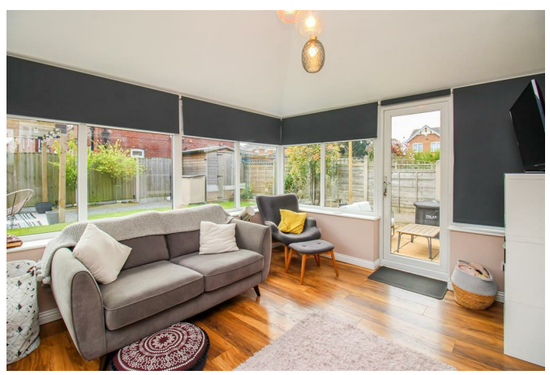
GARAGE
8'6" x 17'4" max x 14'0" min (2.60m x 5.30m max x 4.28m min)
Accessed from the entrance hall with power and lighting, up and over door, Ideal boiler and space for a condensing dryer.

KITCHEN BREAKFAST ROOM
14'9" x 8'8" max x 6'3" min (4.50m x 2.65m max x 1.93m min)
Two UPVC double glazed windows to the front and side. Fitted with a range of modern wall and base units with laminate work surfaces, ceramic sink and drainer with mixer tap, partial glass splashback, five ring gas hob with stainless steel extractor above, integrated double oven, slimline dishwasher, undercounter fridge and freezer, wine cooler and washing machine. Kickboard heating and breakfast bar.

W.C.
6'3" x 3'5" (1.92m x 1.05m)
Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C. and wash basin with tiled splashback.

LOUNGE DINING ROOM
21'11" x 13'6" max x 9'10" min (6.70m x 4.13m max x 3.00m min)
UPVC double glazed window to the rear, sliding doors to the conservatory, two central heating radiators and gas fire with marble surround and wooden mantle, coving to the ceiling.

CONSERVATORY
10'6" x 11'1" (3.21m x 3.40m)
Surrounded by UPVC double glazed windows with door leading to the rear garden. The rood has been insulated, panelled and plastered to create 'solid' ceiling.

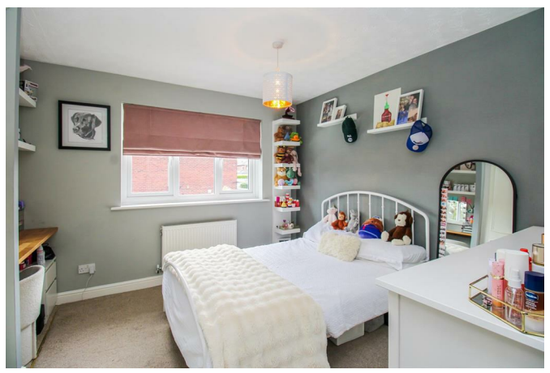


FIRST FLOOR LANDING
16'3" x 6'3" max x 2'11" min (4.96m x 1.91m max x 0.90m min)
Frosted UPVC double glazed window to the side, central heating radiator, storage cupboard housing the hot water tank and doors to four bedrooms and the house bathroom.

BEDROOM ONE
10'7" x 12'8" max x 6'3" min (3.25m x 3.88m max x 1.91m min)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes to two walls with partially mirrored doors and door to en suite.

EN SUITE SHOWER ROOM/W.C.
8'10" x 4'6" max x 3'9" min (2.70m x 1.38m max x 1.16m min)
Frosted UPVC double glazed window to the front, spotlights, extractor fan, chrome ladder style radiator, concealed system W.C., wash basin set into storage unit and double shower cubicle with glass screen, fully tiled.

BEDROOM TWO
10'7" x 10'9" max x 9'1" min (3.23m x 3.30m max x 2.78m min)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE
10'11" x 10'7" max x 3'10" min (3.35m x 3.23m max x 1.17m min)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
9'6" x 6'3" (2.90m x 1.93m)
UPVC double glazed window to the front, central heating radiator and fitted desk unit with storage.

BATHROOM/W.C.
6'6" x 5'6" (2.00m x 1.68m)
Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush W.C., wash basin set into storage unit and panel bath with shower and screen, partially tiled.

OUTSIDE
To the front, a low maintenance garden with shrubbery, pebbled and lawned areas, along with a tarmac driveway providing off road parking for two vehicles leading to the integral garage. To the rear, a tiered landscaped garden with lawned areas, planted beds with railway sleepers, paved and porcelain patio areas, timber canopy and enclosed boundaries, ideal for outdoor dining and entertaining.

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

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.

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.