



WAKEFIELD
01924 291 294

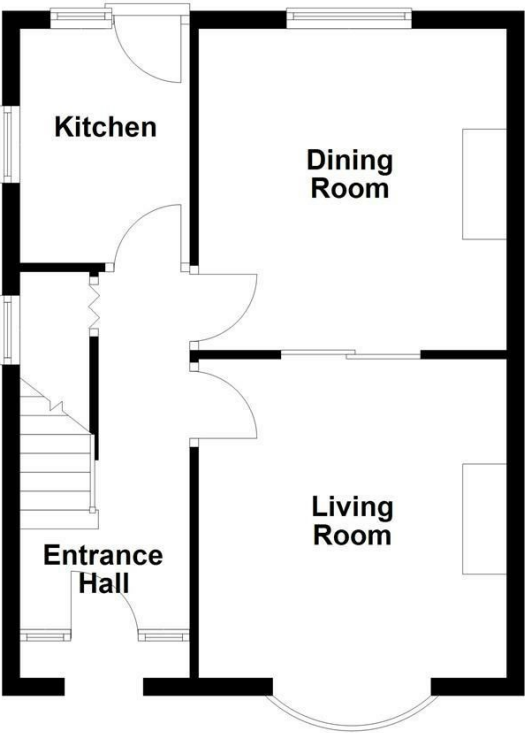
OSSETT
01924 266 555

HORBURY
01924 260 022

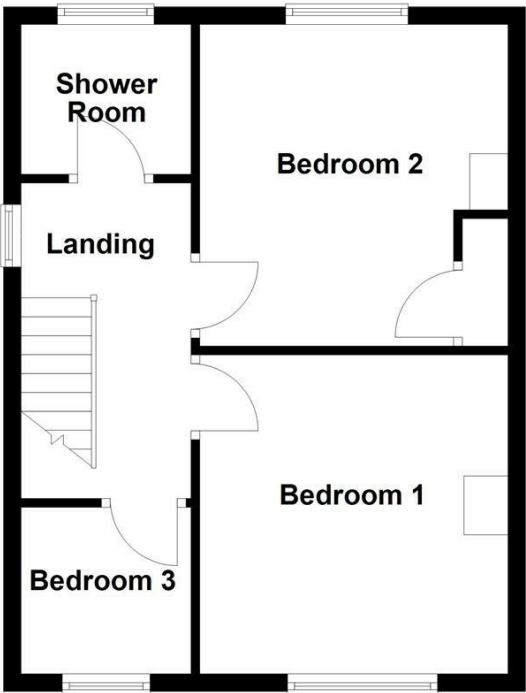
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

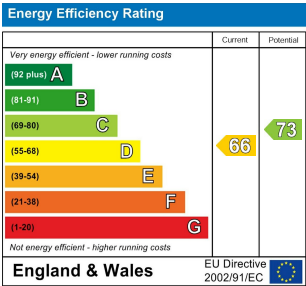


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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.



13 Ashfield Street, Normanton, WF6 2HF

For Sale Freehold £175,000

Situated in the Normanton area is this well proportioned three bedroom semi detached home, offering generous accommodation throughout together with gardens to the front and rear and the added benefit of a garage.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to the living room and kitchen. Both rooms lead through to the dining room, while the kitchen also provides access to the rear garden. To the first floor, the landing leads to three good sized bedrooms and a house shower room. Bedroom two also benefits from loft access and a built in storage cupboard. Externally, the front garden is mainly laid to lawn with pebble beds and a concrete pathway leading to the entrance door and down the side of the property. The garden is enclosed by walling, fencing and hedging with an iron gate providing access. The rear garden is also predominantly lawned and incorporates pebble beds and a paved patio area ideal for outdoor dining and entertaining. There is also a single detached garage with up and over door. The garden is fully enclosed by walling and fencing, making it suitable for both pets and children.

The property would make an ideal purchase for a range of buyers including first time buyers, small families and professional couples. Local shops and schools are within walking distance, particularly those within Normanton town centre. Regular bus routes serve the area and Normanton also benefits from its own train station providing links to Leeds and Sheffield. The M62 motorway network is also only a short distance away for those commuting further afield.

Only a full internal inspection will reveal all that this home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted entrance door leads into the entrance hall with central heating radiator, staircase leading to the first floor with understairs storage and doors leading to the living room, dining room and kitchen.

KITCHEN

8'8" x 6'4" [2.65m x 1.94m]

Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a gas cooker, washing machine and space for a fridge freezer. Central heating radiator, two UPVC double glazed windows, one to the side and one to the rear, along with a frosted UPVC door leading to the rear garden.

DINING ROOM

12'0" x 11'6" [3.66m x 3.52m]

UPVC double glazed window to the rear garden, central heating radiator, electric fireplace with marble surround and mantle and sliding doors leading into the living room.



LIVING ROOM

14'3" x 11'5" [4.36m x 3.5m]

UPVC double glazed window to the front elevation, central heating radiator and gas fireplace with marble surround and mantle. Door leading back to the entrance hall.



FIRST FLOOR LANDING

UPVC double glazed window to the side and doors providing access to three bedrooms and the house shower room.

BEDROOM ONE

11'11" x 11'6" [3.65m x 3.52m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with sliding doors.



BEDROOM TWO

12'0" x 11'6" [3.66m x 3.52m]

UPVC double glazed window to the rear elevation, central heating radiator and storage cupboard housing the gas combi boiler. There is also access to a loft which is fully boarded, ideal for storage.



BEDROOM THREE

6'4" x 6'4" [1.95m x 1.95m]

UPVC double glazed window to the front elevation, central heating radiator and fitted loft bed with storage beneath.

SHOWER ROOM/W.C.

5'6" x 6'3" [1.7m x 1.91m]

Frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator, extractor fan, low flush WC, wash basin set within vanity unit and shower cubicle with electric shower and glass screen. Tiled walls throughout.



OUTSIDE

Externally to the front the garden is mainly laid to lawn with pebbled borders and planted areas, enclosed by walling, hedging and timber fencing with an iron gate leading to a concrete pathway and side access door. The rear garden is also mainly laid to lawn with pebbled borders and a concrete patio area ideal for outdoor dining, along with planted beds and timber fencing surrounding.



GARAGE

A single detached garage with up and over door is located to the rear, accessed from the unnamed street behind Ashfield Street and providing off road parking. This benefits from a workshop area at the front in addition to space to store a vehicle.

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.