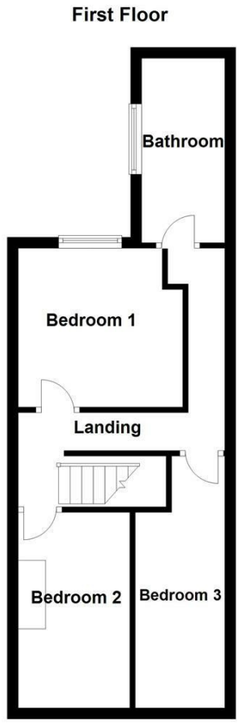
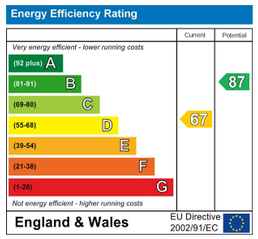


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

13 Queen Street, Normanton, WF6 1EJ

For Sale Freehold £160,000

Situated within walking distance of Normanton town centre, this well presented three bedroom mid terrace property offers spacious and versatile accommodation throughout. Benefiting from two reception rooms, a rear garden with potential for off street parking, and three well proportioned bedrooms, this home is sure to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall, front facing lounge, sitting/dining room, and a fitted kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property features low maintenance gardens to both the front and rear, with the rear garden offering potential to create off road parking, subject to any necessary consents.

Ideally located, the property is within close proximity to local shops, amenities, and schools, all of which Normanton has to offer. Excellent transport links are also nearby, including convenient access to the motorway network, making it ideal for commuters.

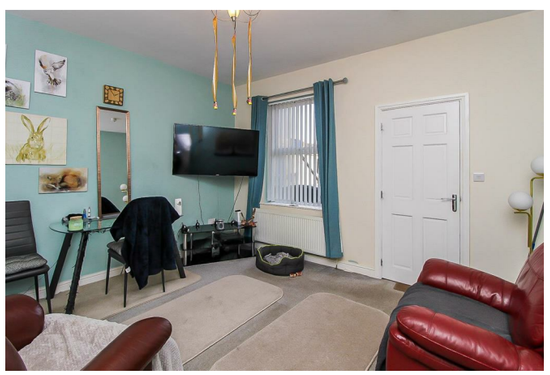
An early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

ACCOMMODATION

ENTRANCE HALL
A UPVC front entrance door into the main hallway. A central heating radiator, staircase rising to the first floor landing, and access to both the living room and the sitting room.

LIVING ROOM
12'0" x 9'11" (3.68m x 3.03m)
UPVC double glazed bay window to the front elevation, a central heating radiator and a fitted electric fire with surround.

SITTING ROOM
13'2" x 12'5" (4.02m x 3.81m)
UPVC double glazed windows to the rear elevation, a central heating radiator and an under-stairs storage cupboard. A door leads through to the kitchen.



KITCHEN
11'4" x 5'4" (3.47m x 1.64m)
Fitted with a range of wall and base units providing ample storage, complemented by laminate worktops. A gas hob, oven, cooker hood, stainless steel sink and drainer unit, a washing machine, and fridge/freezer. Spotlights to the ceiling, a UPVC window, and a stable style UPVC door to the side elevation, along with a central heating radiator.

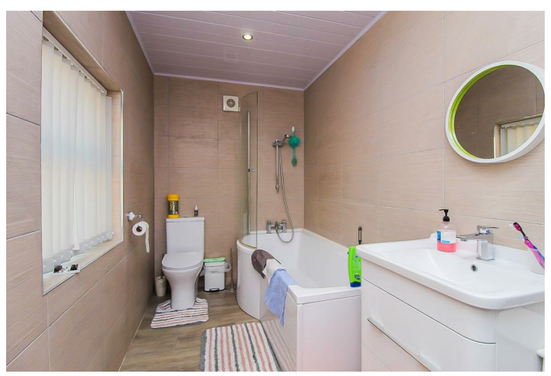
FIRST FLOOR LANDING
A central heating radiator, access to three bedrooms and the house bathroom.

BEDROOM ONE
10'3" x 9'9" (3.14m x 2.98m)
UPVC double glazed windows to the rear elevation and a central heating radiator.

BEDROOM TWO
12'1" x 7'2" (3.69m x 2.19m)
UPVC double glazed windows to the front elevation and a central heating radiator.

BEDROOM THREE
15'4" x 5'8" (4.68m x 1.75m)
UPVC double glazed windows to the front elevation and a central heating radiator.

BATHROOM/W.C.
11'5" x 5'4" (3.49m x 1.63m)
Fitted with a panelled bath with wall mounted shower over, vanity wash hand basin with mixer tap, low flush w.c., and a chrome ladder style heated towel rail. Part tiled walls, spotlights to the ceiling, and a frosted UPVC double glazed window to the side elevation.



OUTSIDE
Externally, the property benefits from low maintenance gardens to the front and side, enclosed with gated access. There is potential for off street parking for one vehicle.

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.

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.