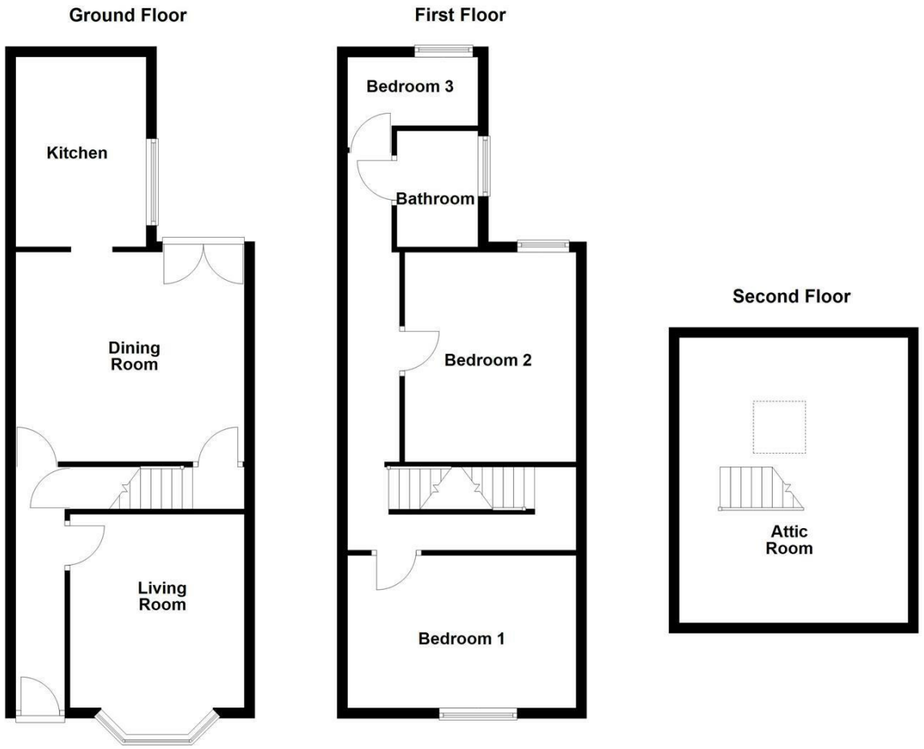
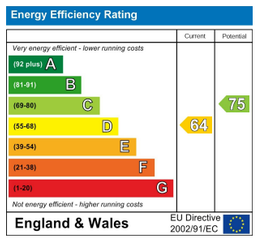




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

223 Castleford Road, Normanton, WF6 2HA

For Sale Freehold £220,000

Truly deceptive from the roadside, a larger style traditional end terrace house with two separate reception rooms, all situated in this convenient location on the fringe of the town centre.

With a central heating system and double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room that splay bay windows to the front. To the rear there is a separate dining room with French doors out to the back garden and also leads through into the modern fitted kitchen. To the first floor there are two double bedrooms, a further single bedroom and a bathroom fitted with a modern white and chrome suite. The second floor is devoted to an attic room with characterful sloping ceilings. Outside, the property has a low maintenance buffer style garden to the front with a larger enclosed garden area to the rear.

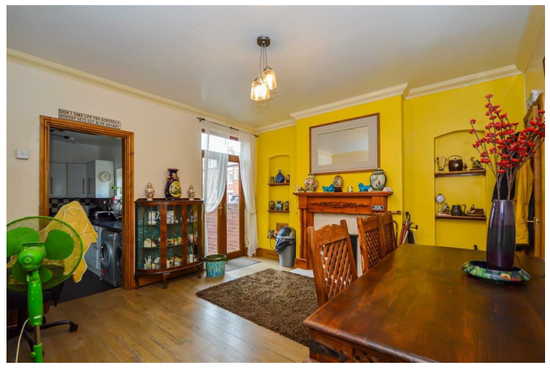
The property is situated in this highly convenient location on the fringe of the town centre within easy reach of a broad range of shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
15'8" x 2'11" (4.8m x 0.9m)
UPVC front entrance door, useful understairs store and trap door access to a cellar covering the front portion of the house.

LIVING ROOM
12'1" x 11'1" (3.7m x 3.4m)
Splay bay window to the front, feature fireplace with an ornate wooden surround with marbled insert and hearth housing a living flame coal effect gas fire.

DINING ROOM
14'5" x 13'1" (4.4m x 4.0m)
Double French doors out to the back garden, a further feature fireplace with wooden surround, marbled insert and hearth housing a living flame coal effect gas fire. Door to the cellar steps and archway through to the adjoining kitchen.



KITCHEN
11'9" x 8'2" (3.6m x 2.5m)
Fitted with a good range of gloss white fronted wall and base units with contrasting dark laminate work surfaces and tiled splash backs. Inset stainless steel sink unit, five ring stainless steel gas hob with filter hood over, built in double oven, space and plumbing for a washing machine and tumble dryer. Space for a tall fridge/freezer, integrated dishwasher, kick space heater and double glazed window to the side.

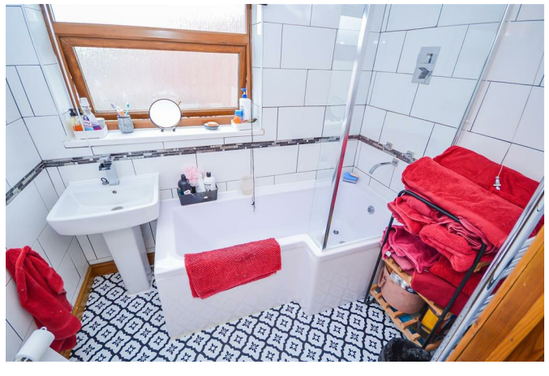
FIRST FLOOR

BEDROOM ONE
14'9" x 9'6" (4.5m x 2.9m)
Window to the front, double central heating radiator and wood effect laminate flooring.

BEDROOM TWO
13'1" x 11'1" (4.0m x 3.4m)
Continuation of the wood effect laminate flooring, double central heating radiator and window to the rear.

BEDROOM THREE
8'2" x 7'10" (2.5m x 2.4m)
Window to the rear and central heating radiator.

BATHROOM/W.C.
7'2" x 4'11" (2.2m x 1.5m)
Fitted with a three piece white and chrome suite comprising P-shaped shower bath with glazed screen, pedestal wash basin and low suite w.c. Tiled walls, frosted window to the side and chrome ladder style heated towel rail.



ATTIC ROOM
14'1" x 10'5" (4.3m x 3.2m)
Wood effect laminate flooring, central heating radiator and velux style roof light.

OUTSIDE
To the front the property has a buffer style garden with crushed slate for low maintenance. To the rear of the house there is a larger enclosed garden area, designed for low maintenance with gates out to Gladstone Street at the side.

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.

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.