



Total area: approx. 57.6 sq. metres (620.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



2 Meadow Brook Close, Normanton, WF6 1TG
For Sale Freehold Offers In The Region Of £190,000

A fantastic opportunity to purchase this well presented two bedroom semi detached home, offering two double bedrooms with fitted wardrobes, a spacious living room and a modern kitchen breakfast room with central island and integrated appliances, together with off road parking and a garage.

The accommodation briefly comprises a living room with staircase to the first floor and access into a stylish kitchen breakfast room, fitted with a range of modern units, integrated appliances and a central island with breakfast bar. To the first floor, the landing provides access to two double bedrooms, both benefitting from fitted wardrobes, along with a contemporary three piece house bathroom. Externally, to the front there is a tiered rockery garden with planted borders and steps leading to a covered entrance porch. A pathway runs down the side of the property to an attractive lawned garden, leading through to a slate patio area, ideal for outdoor dining. An L shaped resin driveway provides ample off road parking for several vehicles and leads to a single detached garage.

The property is ideally located within walking distance of local amenities and well regarded schools, with Normanton town centre offering a range of facilities including a supermarket and railway station. The M62 motorway is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the quality and space this home has to offer. Early viewing is highly recommended.



ACCOMMODATION

LIVING ROOM

15'8" x 12'4" [4.79m x 3.77m]

UPVC double glazed front entrance door leading into the living room with a UPVC double glazed window to the front elevation, staircase to the first floor landing, central heating radiator and door leading into the kitchen breakfast room.



KITCHEN/BREAKFAST ROOM

Fitted with a range of high gloss wall and base units with laminate work surfaces and matching upstands, sink and drainer with swan neck mixer tap, central island with breakfast seating, integrated oven and grill with four ring

gas hob and extractor above, integrated fridge and freezer, integrated dishwasher and washing machine. Two UPVC double glazed windows to the rear and side elevations along with a UPVC door leading out to the rear garden, and a contemporary vertical wall mounted radiator.



FIRST FLOOR LANDING

Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

8'11" x 10'6" [2.73m x 3.22m]

Fitted wardrobes with mirrored sliding doors to one wall, UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

12'6" [max] x 10'5" [min] x 8'3" [3.82m [max] x 3.18m [min] x 2.54m]

UPVC double glazed window to the front elevation, central heating radiator, built in wardrobe and a shower cubicle fitted within the room.



BATHROOM/W.C.

8'9" x 4'9" [2.68m x 1.47m]

Fitted with a three piece suite comprising panel bath with mixer tap and shower over, wash basin set within a vanity unit and low flush W.C., with fully tiled walls and floor, chrome ladder style radiator and a UPVC double glazed window to the side. Storage cupboard housing the boiler.

OUTSIDE

To the front, a rockery style garden with steps leading to a timber gate and pathway, along with a covered porch. An L-shaped resin driveway provides ample off road parking for up to three vehicles and leads to a detached single garage with manual up and over door, power and lighting. To the side, an attractive lawned garden with paved pathway, pebble borders and water point. To the rear, a low maintenance garden with a large slate patio area, paved pathways and railway sleeper borders, along with outside power and lighting.



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.