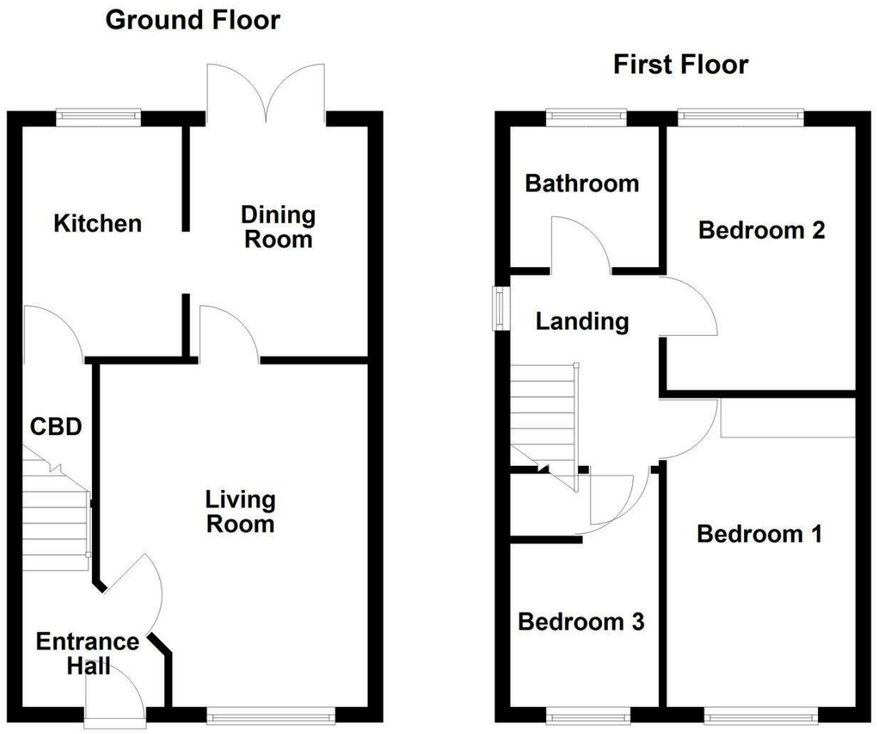
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



6 Rosemount Drive, Normanton, WF6 1WG

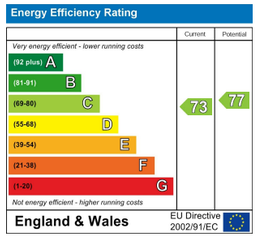
For Sale Freehold £220,000

A fantastic opportunity to purchase this three bedroom semi detached home, situated on a modern and attractive residential development. The property benefits from off road parking, an enclosed rear garden, and well proportioned accommodation throughout, making it an ideal choice for a range of buyers.

The accommodation briefly comprises an entrance hall, a spacious living room, and a separate dining room with French doors opening onto the rear garden. A feature archway leads through to the fitted kitchen, which benefits from a useful understairs storage cupboard housing the combination boiler. To the first floor, the landing provides loft access and leads to three good sized bedrooms and a modern three piece house bathroom. Bedroom one benefits from a fitted double wardrobe. Externally, to the front is an attractive lawned garden with a tarmac driveway providing off-road parking for two vehicles. Additional side garden space enhances the corner plot position, with a timber gate providing access to the fully enclosed rear garden. The rear garden features a paved patio area ideal for outdoor dining, an attractive lawn, a timber decked seating area, and timber panel fencing to all sides.

The property is conveniently located close to Normanton town centre, which offers a range of amenities including a supermarket and railway station. For those commuting further afield, excellent motorway links are available via the nearby M62.

A full internal inspection is essential to fully appreciate the quality and layout of this home. Early viewing is highly recommended to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the entrance hall with coving to the ceiling, laminate flooring, a central heating radiator and a staircase to the first floor landing. A door provides access into the living room.

LIVING ROOM
8'3" (min) x 11'5" (max) x 14'7" (2.54m (min) x 3.50m (max) x 4.46m)
Coving to the ceiling, a central heating radiator, and a UPVC double glazed window overlooking the front elevation. A door leads through into the dining room.

DINING ROOM
9'10" x 7'7" (3.02m x 2.32m)
UPVC double glazed French doors opening onto the rear garden, coving to the ceiling, a central heating radiator and an open archway leading into the kitchen.

KITCHEN
6'11" x 9'8" (2.12m x 2.95m)
Fitted with a range of wall and base units with complementary laminate work surfaces and tiled splashbacks. 1.5 bowl sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and extractor hood over, space and plumbing for a washing machine and space for a freestanding fridge freezer. A central heating radiator, a UPVC double glazed window overlooking the rear elevation and a door providing access to a useful boiler cupboard housing the combination condensing boiler.

FIRST FLOOR LANDING
The first floor landing benefits from a UPVC double glazed window to the side elevation, loft access, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'1" x 13'3" (2.47m x 4.04m)
A UPVC double glazed window overlooking the front elevation, a central heating radiator and a fitted double wardrobe with sliding doors.

BEDROOM TWO
8'0" x 11'4" (2.46m x 3.47m)
A UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM THREE
9'11" (max) x 6'11" (min) x 6'7" (3.03m (max) x 2.12m (min) x 2.03m)
Laminate flooring, a UPVC double glazed window to the front elevation, a central heating radiator and a door providing access to a useful storage cupboard over the bulkhead of the stairs.

BATHROOM/W.C.
6'2" x 6'7" (1.88m x 2.01m)
Comprising a three piece suite including a panelled bath with glass shower screen, mixer tap, and separate shower attachment, low flush w.c. with concealed cistern, and a wash hand basin with mixer tap set into a vanity unit. Part tiled walls, a laminate tiled floor, a central heating radiator, an extractor fan and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property is an attractive lawned garden with a tarmac driveway to the side providing off road parking for two vehicles. A paved pathway leads to the covered porch with tiled roof and downlighting. Down the side of the property is a lawned side garden with timber gate access leading through to the enclosed rear garden. The rear garden features a paved patio area, an attractive lawn, and a timber decked seating area to the rear, all enclosed by timber fencing on three sides.

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

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.