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

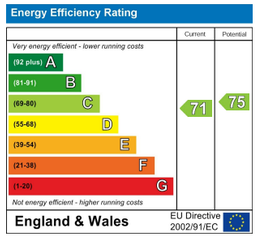
10 Augusta Drive, Normanton, WF6 1UB

For Sale Freehold £390,000

A well proportioned four bedroomed detached family home with a full width family room extension to the rear, as well as a double garage, all situated at the head of a cul-de-sac.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that has a guest toilet off to the side. The main living room is of fine proportions and leads through into a separate dining room the rear. The kitchen is fitted to a good standard with a good range of units and has a separate utility room. Spanning the rear of the house is a fantastic family room extension with velux roof lights for additional natural light and French doors straight out to the back garden. To the first floor the principal bedroom has an en suite shower with the three further bedrooms being served by a family bathroom. Outside, to the front the property has a broad parking and turning area that also leads up to the detached double garage. To the rear of the house there is a good sized garden, laid mainly to lawn with paved patio sitting areas and established shrub borders.

The property is situated in an enviable position at the head of a cul-de-sac in this sought after residential area. The property is within easy reach of a good range of local shops, schools and recreational facilities, as well as the broader range of amenities in the centre of Normanton. Normanton itself has its own railway station and ready access to the national motorway network.



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

RECEPTION HALL
11'9" x 8'2" (3.6m x 2.5m)
Window and composite front entrance door, double central heating radiator and stairs to the first floor.

GUEST W.C.
5'10" x 2'11" (1.8m x 0.9m)
Two piece cloakroom suite comprising low suite w.c. and vanity wash basin with cupboards under. Frosted window to the front and central heating radiator.

LIVING ROOM
16'8" x 12'1" (5.1m x 3.7m)
Window to the front, double central heating radiator and double doors through to the dining room.

DINING ROOM
11'9" x 8'10" (3.6m x 2.7m)
Double central heating radiator, connecting door through to the kitchen and double doors through to the family room.

FAMILY ROOM
21'7" x 11'9" (6.6m x 3.6m)
A stunning addition to the rear of this lovely family home with two velux rooflights for additional natural light. Electric underfloor heating, windows and French doors overlooking the back garden.

KITCHEN
12'1" x 11'1" (3.7m x 3.4m)
Fitted with a range of modern cream fronted wall and base units with wood effect laminate work tops and brick set tiled splash backs. Inset sink unit, slot in point for an electric cooker, integrated dishwasher and space for a tall fridge/freezer. Double central heating radiator, window to the side and useful understairs store.

UTILITY ROOM
5'6" x 5'2" (1.7m x 1.6m)
Composite side entrance door, full height fitted cupboards, space and plumbing for a washing machine and wall mounted Viessmann gas fired central heating boiler.

FIRST FLOOR LANDING
Loft access point.

BEDROOM ONE
13'5" x 12'1" (max) (4.1m x 3.7m (max))
Window to the front, central heating radiator and a range of full height fitted wardrobes.

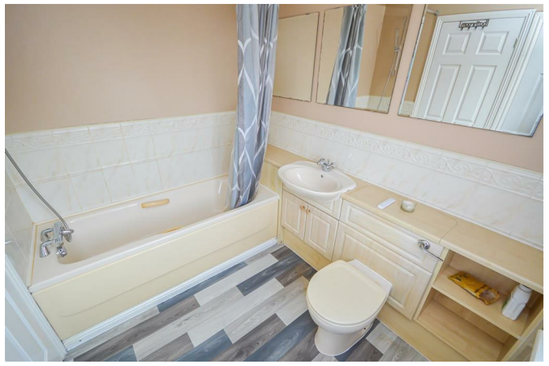
EN SUITE SHOWER ROOM/W.C.
10'9" x 4'11" (3.3m x 1.5m)
Re-fitted with a white and chrome three piece suite comprising wide shower cubicle with twin head shower, vanity wash basin with cupbboards under and low suite w.c. Frosted window to the front, part tiled walls, chrome ladder style heated towel, extractor fan and useful overstairs linen cupboard.

BEDROOM TWO
12'1" x 9'2" (3.7m x 2.8m)
Window overlooking the back garden, central heating radiator and fitted full height wardrobe with two mirror fronted doors.

BEDROOM THREE
8'10" x 7'10" (2.7m x 2.4m)
Window overlooking the back garden and central heating radiator.

BEDROOM FOUR
8'10" x 6'2" (2.7m x 1.9m)
Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.
7'8" x 6'6" (2.35m x 2.0m)
Fitted with a three piece suite comprising panelled bath with shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Part tiled walls, frosted window to the side, central heating radiator and built in linen cupboard.



OUTSIDE
The property stands in an enviable position at the head of a cul-de-sac with a broad parking and turning area in front of the house that leads up to a double garage with automated door. To the rear of the house there is an enclosed garden with paved patio sitting areas, as well as a lawned and established shrub border.

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

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.