



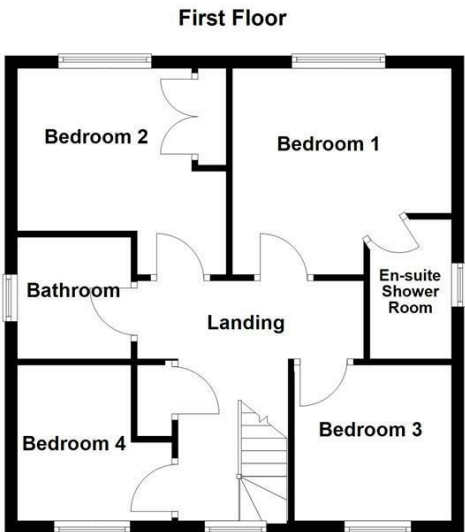
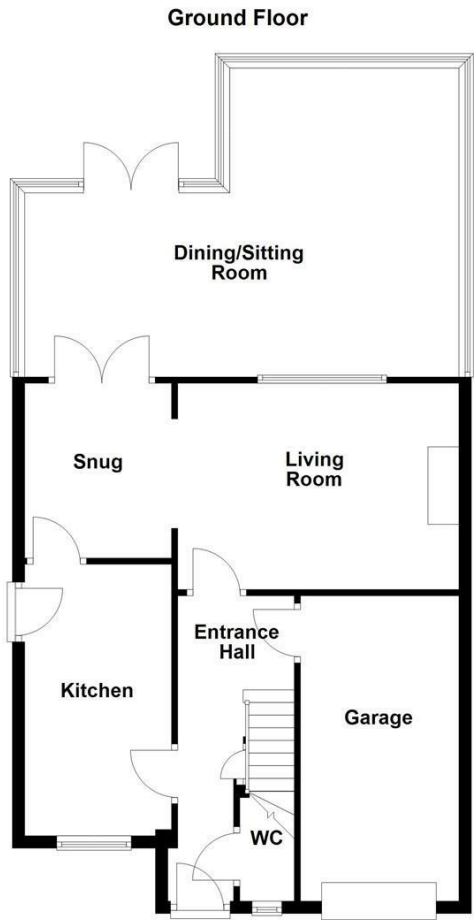
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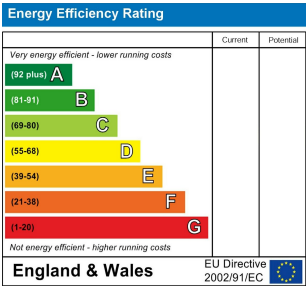


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



77 Beverley Close, Normanton, WF6 1BU

For Sale Freehold £335,000

Nestled into a cul-de-sac location on this modern development in Normanton is this four bedroom detached family home. Superbly presented throughout and benefitting from well proportioned accommodation including four good sized bedrooms, ample reception space and off road parking, this property is certainly not one to be missed.

With entry into the entrance hall, the property briefly comprises of an integral garage, downstairs W.C., modern fitted kitchen, living room with French doors to the sitting/dining room and an opening to the snug. From the snug there is also access into the sitting/dining room where there is access to the rear of the property. Upstairs, to the first floor landing, there is access to four generously sized bedrooms and the house bathroom. Bedrooms one, two and three benefitting from fitted wardrobes/storage cupboards. Bedroom one also benefits from an en suite shower room. Outside, to the front, the garden is low maintenance, featuring a tarmac driveway with off road parking for three vehicles and a pebbled border. Additional parking may be possible across the shared access. The rear garden is also low maintenance, comprising a paved patio ideal for outdoor dining and entertaining, with a timber canopy and a timber summer house/shed with decked steps, suitable for various uses. The garden is fully enclosed with timber fencing, making it pet and child friendly.

The property is situated in this sought after residential area on the fringe of the town centre of Normanton. Normanton itself offers a good range of shops, schools and recreational facilities and has its own railway station and ready access to the national motorway network.

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ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane into the entrance hall. Central heating radiator, stairs to the first floor landing, understairs storage cupboard. Doors to the downstairs W.C., kitchen, garage and the living room.

DOWNSTAIRS W.C.

5'9" x 2'10" [1.77m x 0.88m]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator. Low flush W.C., wall mounted wash basin with tiled splashback.

KITCHEN

7'9" x 14'4" [2.38m x 4.39m]

UPVC double glazed window to the front, composite side door with frosted glass pane, door to the snug, spotlights, downlighting, anthracite column central heating radiator. A range of modern wall and base units with textured wall laminate worksurface over, sink and drainer with mixer tap, granite tiled splashback, five ring gas hob with extractor hood above. Two integrated ovens, integrated microwave, integrated washing machine, integrated undercounted fridge and freezer, integrated slimline dishwasher.

SNUG

8'0" x 9'3" [2.45m x 2.82m]

Opening to the living room. UPVC double glazed French doors to the dining/sitting room, dado rail.

LIVING ROOM

10'11" x 14'11" [max] x 13'9" [min] [3.35m x 4.55m [max] x 4.2m [min]]

UPVC double glazed window to the dining/sitting room, coving to the ceiling, dado rail, column central heating radiator, media wall style chimney breast with live flame effect electric fire place.



DINING/SITTING ROOM

24'2" x 16'3" [max] x 9'9" [min] [7.38m x 4.97m [max] x 2.98m [min]]

Surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear, spotlights, voluted ceiling, column central heating radiator, built in blinds on the windows.



INTEGRAL GARAGE

16'0" x 8'0" [4.9m x 2.45m]

Electric roll up door, power, light, space and plumbing for a tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, central heating radiator. Doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

11'4" x 10'6" [max] x 7'6" [min] [3.47m x 3.21m [max] x 2.3m [min]]

UPVC double glazed window to the rear, fitted wardrobes with sliding mirrored doors, spotlights, central heating radiator, door into the en suite shower room.



EN SUITE SHOWER ROOM

4'11" x 7'3" [max] x 4'11" [min] [1.51m x 2.21m [max] x 1.5m [min]]

Frosted UPVC double glazed window to the side, extractor fan, spotlights, chrome ladder style central heating radiator, full tiling. Low flush W.C., ceramic was basin built into a storage unit with storage below and mixer tap, shower cubicle with electric shower head attachment and glass shower screen.

BEDROOM TWO

11'4" x 10'5" [max] x 4'0" [min] [3.46m x 3.2m [max] x 1.24m [min]]

UPVC double glazed window to the rear, fitted storage cupboard with double doors, central heating radiator.

BEDROOM THREE

8'9" x 8'5" [2.67m x 2.58]

UPVC double glazed window to the front, fitted wardrobes with sliding mirrored doors, spotlights, central heating radiator.



BEDROOM FOUR

8'3" x 8'2" [max] x 4'8" [min] [2.52m x 2.5m [max] x 1.44m [min]]

UPVC double glazed window to the front, column central heating radiator.

HOUSE BATHROOM

6'6" x 6'1" [1.989m x 1.87m]

Frosted UPVC double glazed window to the side, spotlights, extractor fan, chrome ladder style central heating radiator. Concealed cistern low flush W.C, ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap and electric shower head attachment, glass shower screen, full tiling.



OUTSIDE

To the front of the property the garden is fairly low maintenance and made up of a tarmacadam driveway and provides off road parking for three vehicles with a pebbled border to one side. Across the shared access part of the driveway there is potential for more off road parking. To the rear of the property the garden is also fairly low maintenance, being paved patio patio, perfect for outdoor dining and entertaining purposes, a timber canopy over and a timber built summer house/shed, ideal for a multitude of purposes with some decked steps in front. The garden itself is fully enclosed by timber fencing, ideal for pets and children.



OUTSIDE BAR

13'9" x 13'9" [4.2m x 4.2m]

Power and light within, laminate worksurface overbar in a breakfast bar style, seat fitted.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.