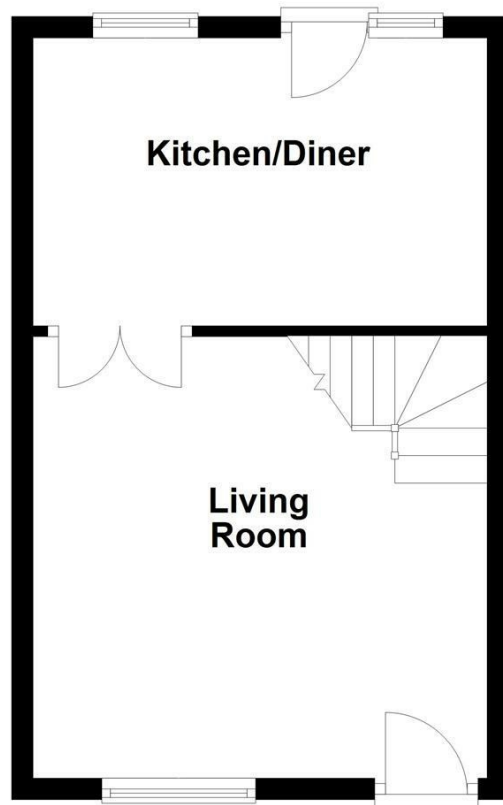
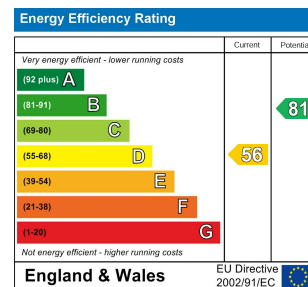
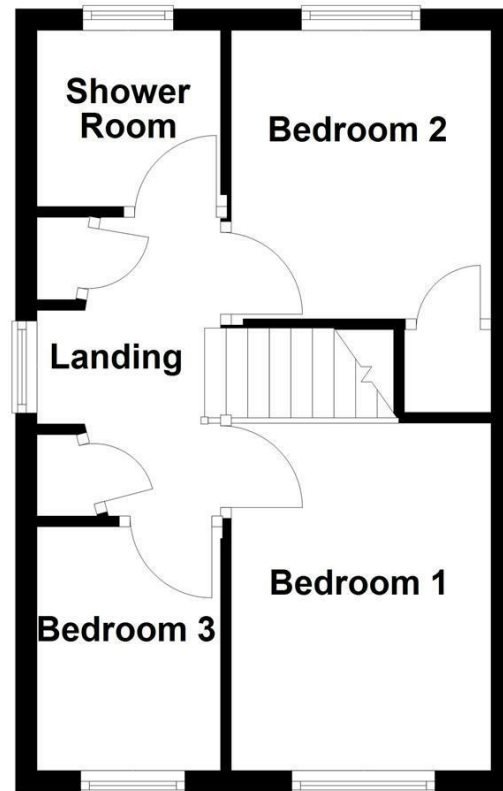


## Ground Floor



## First Floor



### 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.



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**01977 798 844**



## 12 Meadow Brook Close, Normanton, WF6 1TG

### For Sale Freehold £185,000

Situated on the outskirts of Normanton is this three bedroom semi detached property benefitting from well proportioned accommodation throughout including well proportioned bedrooms, off road parking and an enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the living room which has stairs providing access to the first floor landing and a door to the kitchen dining room. The kitchen dining room leads to the rear garden and completes the accommodation on the ground floor. Up the stairs to the first floor landing there is doors to three well proportioned bedrooms, the house shower room and two storage cupboards. Bedroom two having an over stairs storage cupboard. To the front of the property it is mainly pebbled with a imprinted driveway providing off road parking and runs down the side of the property to the rear. To the rear of the property is a lawned area, a pebbled patio area and a decked patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing with space for a garden shed, ideal for pets and children.

Normanton is ideal for a range of buyers as it is aptly placed for all local amenities including shops and schools. Normanton town centre is only a short distance away with its own supermarket and railway station. For those looking to commute further afield, the M62 is nearby.

Only a full internal inspection will reveal all that's on offer and an early viewing comes highly advised to avoid any 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



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ACCOMMODATION

LIVING ROOM

13'10" x 13'6" [max] x 10'6" [min] [4.23m x 4.12m [max] x 3.22m [min]]

UPVC double glazed front entrance door into the living room. UPVC double glazed window to the front, double doors to the kitchen dining room, stairs to first floor landing. Electric storage heater.



KITCHEN DINING ROOM

13'10" x 8'9" [4.23m x 2.67m]

UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear, electric storage heater. A range of wall and base units with laminate worksurface

over, stainless steel sink and drainer with mixer tap, tiled splashback, integrated double oven, four ring induction hob with extractor hood above, space and plumbing for washing machine, integrated fridge freezer.

FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access, electric storage heater. Doors to two storage cupboards, three bedrooms and the house shower room.

BEDROOM ONE

10'3" x 7'11" [3.14m x 2.42m]

UPVC double glazed window to the front.



BEDROOM TWO

8'10" x 7'11" [2.7m x 2.42m]

UPVC double glazed window to the rear, over stairs storage cupboard.



BEDROOM THREE

7'6" x 5'8" [2.29m x 1.73m]

UPVC double glazed window to the front.

SHOWER ROOM

5'4" x 5'7" [1.64m x 1.72m]

Frosted UPVC double glazed window to the rear, low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with electric shower head attachment, glass shower screen, fully tiled.



OUTSIDE

To the front of the property the garden is mainly pebbled with planted features throughout including shrubs, imprinted concrete driveway with decorative compass design, providing off road parking and leading down the side of the property to the rear garden. At the rear of the property is a shed, a slight lawned area but mainly a pebbled patio area, perfect for outdoor dining and entertaining purposes and towards the rear is a raised decked patio area. The rear garden is fully enclosed by timber fencing.



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.

PLEASE NOTE

This property only has electric heating.