



WAKEFIELD  
01924 291 294

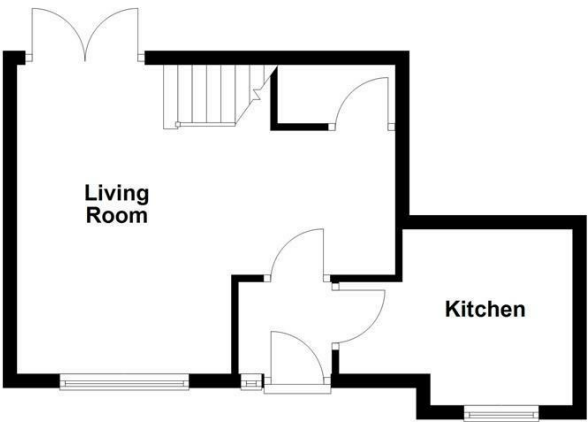
OSSETT  
01924 266 555

HORBURY  
01924 260 022

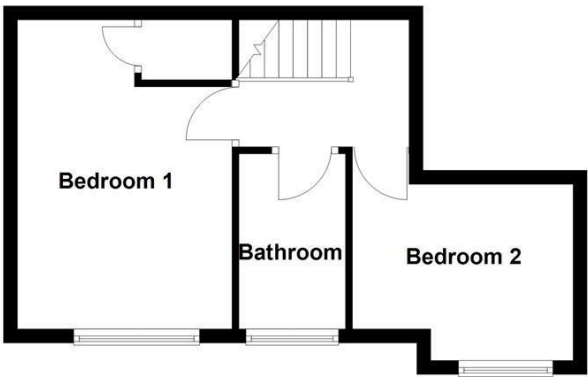
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

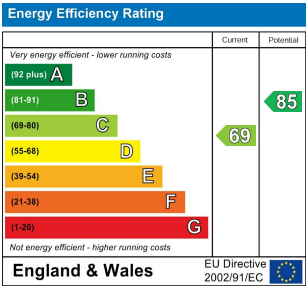


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 32 Truro Walk, Normanton, WF6 2DJ

### For Sale Freehold £175,000

A deceptively spacious, two bedroomed semi detached house situated in this popular residential area on the fringe of the town centre with the added benefit of off street parking and a garage.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable home is approached by a welcoming entrance hall that leads through into a good sized living room with a window to the front and French doors to the rear garden. Alongside is a dining area which links through to the kitchen, which is fitted with a good range of units with integrated cooking facilities. Upstairs, to the first floor there area two double bedrooms, both served by the family bathroom. Outside, the property has a neat and well stocked garden to the front, alongside a driveway which provides off street parking and leads up to a single garage. To the rear there is a further enclosed garden designed for low maintenance, with a lovely sheltered sitting area.

The property is situated in this popular residential area on the fringe of the town centre, within easy reach of Normanton's wide range of shops, schools and recreational facilities. Normanton has its own railway station and ready access to the national motorway network.





## ACCOMMODATION

### ENTRANCE HALL

4'3" x 4'3" [1.3m x 1.3m]

Composite front entrance door with side screen into the entrance hall. Doors to the living room and kitchen.

### KITCHEN

10'2" x 8'2" [max] [3.1m x 2.5m [max]]

UPVC double glazed window to the front, central heating radiator. Fitted with an attractive range of cream fronted wall and base units with contrasting dark laminate worktops and tiled splashback, inset 1 1/2 stainless steel sink unit, four ring ceramic hob with stainless steel filter hood over. Integrated oven, space for a fridge freezer, space and plumbing for a washing machine.



### LIVING ROOM

14'9" x 10'2" [4.5m x 3.1m]

UPVC double glazed window to the front, double central heating radiator, French doors to the rear. Archway to the dining room.

### DINING ROOM

8'2" x 6'10" [2.5m x 2.1m]

Central heating radiator, understairs storage, stairs to first floor landing.



### FIRST FLOOR LANDING

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

### BEDROOM ONE

11'5" x 9'10" + 5'6" x 3'29" [3.5m x 3.0m + 1.7m x 10m]

UPVC double glazed window to the front, central heating radiator, built in over stairs cupboard.



### BEDROOM TWO

10'5" x 8'2" [max] [3.2m x 2.5m [max]]

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



### BATHROOM

8'2" x 4'11" [2.5m x 1.5m]

Frosted window to the front, central heating radiator, part tiled walls. Fitted with a three piece white and chrome suite comprising of a panelled bath with electric shower over, pedestal wash basin, low suite W.C. with concealed cistern.



### OUTSIDE

To the front, the property has a lovely well stocked garden with a driveway along the side providing an off street parking space

and leads up to the single garage. To the rear of the house there is a further enclosed garden, being pebbled for low maintenance with attractive planted beds and borders.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The house is less than 5 minutes' drive from the M62 motorway and is serviced by trains to Wakefield, Leeds, Sheffield, York, and Manchester, which is perfect for commuters. The surrounding streets are quiet and family friendly, with Haw Hill Park a minute's walk from the house. It is less than 10 minutes' walk to the local Asda, pharmacy, GP surgery, and high street."

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.