



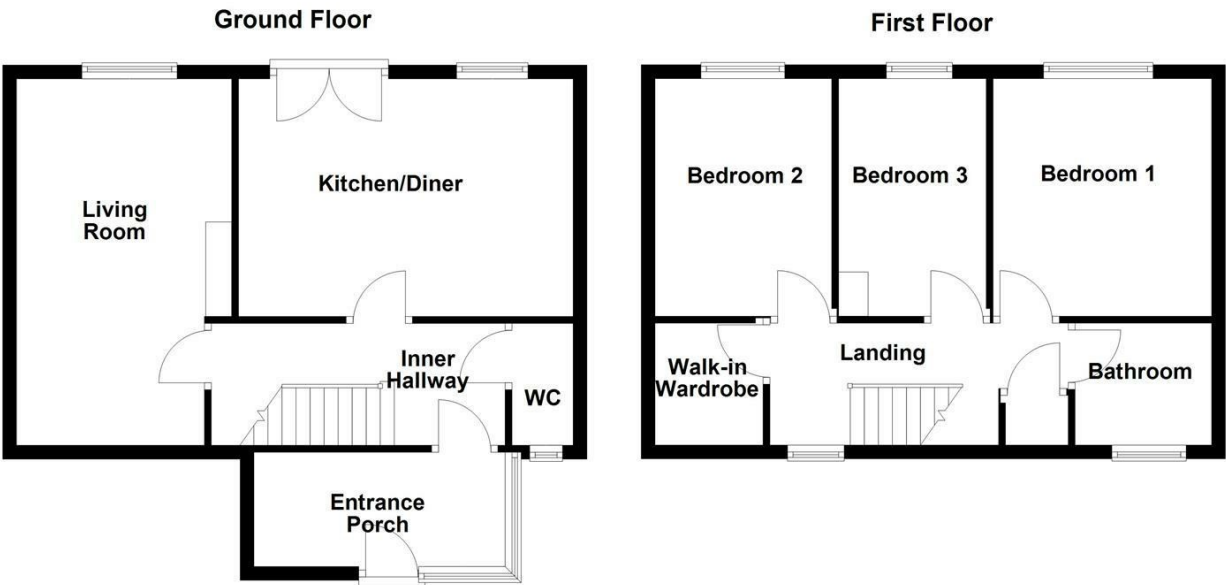
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

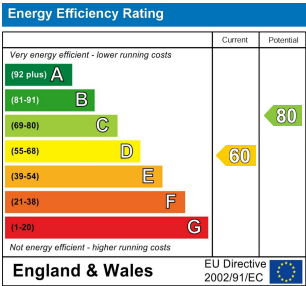


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 14 Newfield Court, Normanton, WF6 2LY

### For Sale Freehold £165,000

Situated in the popular residential area of Normanton is this three bedroom, end terraced property benefitting from well proportioned accommodation throughout including three good sized bedrooms, ample reception space with handy downstairs toilet and an attractive enclosed rear garden. This property is certainly not one to be missed.

The property briefly comprises of the entrance porch which leads us through to the inner hallway which has stairs proving access to the first floor landing and doors to the downstairs W.C., living room, kitchen diner - leading to the rear. Coming up to the first floor landing there is access to the loft, an over stairs storage cupboard housing the boiler as well as doors to bedrooms one, two, three, the house bathroom and the walk in wardrobe. To the front of the property the garden is laid to lawn with a paved pathway to the front door. To the rear the garden is very low maintenance and mainly artificially lawned with a paved patio area and a pebbled area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing with access to an outbuilding.

Normanton is an ideal location for a range of buyer as for the first time buyer or small family looking in the area it's perfectly located for shops and schools which can be found withing walking distance of the property, especially within Normanton town centre itself. For the professional couple Normanton has a great range of transport links including local bus routes, it's own train station for more main city links and the M62 motorway for those looking to commute further afield. This would even make a great purchase for an investor.

Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### PORCH

11'8" x 4'11" [3.56m x 1.5m]

UPVC double glazed composite front door with a frosted glass pane leading into the entrance porch. UPVC double glazed window to the front, door to the inner hallway.

### INNER HALLWAY

Stairs providing access to the first floor landing with understairs storage nook, central heating radiator and doors to the downstairs W.C., kitchen diner and living room.

### DOWNSTAIRS W.C.

2'11" x 5'10" [0.9m x 1.8m ]

Frosted UPVC double glazed window to the front, low flush W.C., wall mounted wash basin with tiled splashback, coving to the ceiling.

### LIVING ROOM

17'7" x 10'4" [max] x 8'9" [min] [5.38m x 3.15m [max] x 2.67m [min]]

UPVC double glazed window to the rear, all mounted electric fire place, central heating radiator.



### KITCHEN DINER

11'3" x 15'8" [3.45 x 4.8m]

UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, central heating radiator. A range of modern wall and base units with laminate work surface over, centralised island with laminate work surface over in a breakfast bar style. Sink and drainer with mixer tap, tile splashback, four ring induction hob with partial glass splashback and extractor hood above, integrated oven, space and plumbing for a washing machine, integrated fridge freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, central heating radiator, access to an over stairs storage

cupboard which houses the boiler and doors to bedrooms one, two, three, the walk in wardrobe and the bathroom.

### BEDROOM ONE

10'5" x 10'9" [3.18m x 3.28m]

UPVC double glazed window to the rear.



### BEDROOM TWO

8'5" x 11'0" [2.58m x 3.37m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



### BEDROOM THREE

6'11" x 11'1" [max] x 8'9" [min] [2.11m x 3.38m [max] x 2.67m [min]]

UPVC double glazed window to the rear, coving to the ceiling.

### WALK IN WARDROBE

5'1" x 6'4" [1.57m x 1.94m]

Railing for clothes hanging.

### HOUSE BATHROOM

6'5" x 6'5" [1.98m x 1.98m ]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush W.C., pedestal wash basin, panel bath with shower head attachment, full tiling, coving to the ceiling.



## OUTSIDE

To the front, the garden is laid to lawn with a paved pathway leading to the front door. On street parking. To the rear there is a low maintenance garden which is mainly artificial lawn which incorporates a paved patio area and pebbled areas perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing with access to a out building.



## 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.