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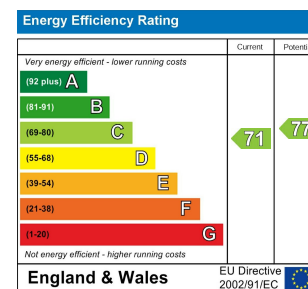
## 24 Crossman Drive, Normanton, WF6 2HW

For Sale Freehold £150,000

\*\* MORE DETAILS AND PHOTOS TO FOLLOW \*\*

Enjoying gardens to both the front and rear, this deceptively spacious family home is situated within a popular residential area, conveniently located for easy access to a wide range of town centre amenities.

Benefiting from sealed unit double glazed windows and a gas fired central heating system, the property is approached via a welcoming entrance hall which leads into a generously sized living room overlooking the front aspect. To the rear, there is a separate dining room which flows through to a modern fitted kitchen, offering a practical and well designed living space. To the first floor, the property offers three well proportioned bedrooms, all served by a family bathroom and a separate WC. Externally, the property features an enclosed garden to the front, with a passageway leading down the side of the house to the rear. Here, a larger garden provides ample outdoor space, complete with a brick built storage shed and an additional kennel area.



### 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.

### 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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