Richard Kendall Estate Agent

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# 1 Nelson Street, Normanton, WF6 2ET

## For Sale Freehold £145,000

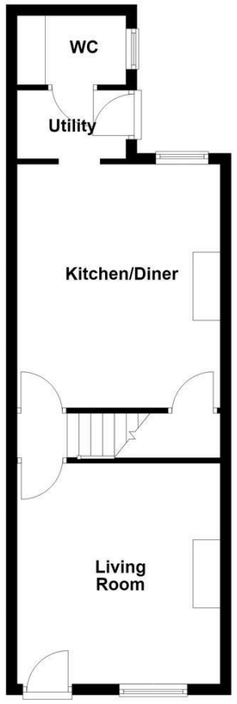
Situated in the popular area of Normanton is this deceptively spacious and beautifully presented two bedroom mid terrace home, having been tastefully renovated to offer stylish and well proportioned accommodation throughout including downstais W.C. and seperate utility room.

The property combines generous room sizes with contemporary finishes, including a superbly appointed kitchen diner, modern shower room and attractive engineered oak herringbone style flooring. The accommodation begins with a spacious living room leading into an inner hallway, where a staircase rises to the first floor and a door opens into the impressive kitchen diner. The kitchen benefits from a central island, integrated appliances and access to both the cellar and separate utility room, with the utility in turn leading to the rear garden and downstairs W.C. To the first floor are two generously proportioned bedrooms, both complemented by attractive decorative detailing. A connecting hallway provides useful fitted storage, loft access and leads through to the stylish shower room. Externally, on street parking is available to the front, while to the rear is an attractively landscaped, low maintenance garden incorporating paved seating areas, a raised decked patio, artificial lawn and planted borders. The garden is fully enclosed by walling and timber fencing.

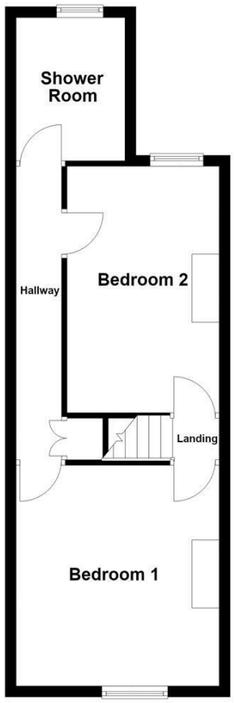
Normanton is a popular location for a range of buyers, including first time buyers, professional couples, small families and buy-to-let investors. Shops, schools and everyday amenities are within easy reach, with a wider selection available in Normanton town centre. The town also benefits from its own railway station, providing connections towards destinations including Leeds, Sheffield and York, while the M62 motorway network is readily accessible for those travelling further afield.

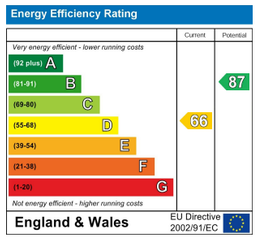
Only a full internal inspection will truly reveal everything this beautifully presented home has to offer. An early viewing is highly recommended to avoid disappointment.

### 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.



## ACCOMMODATION

### LIVING ROOM
13'3" x 12'3" (4.05m x 3.75m)
Composite front entrance door with frosted glazed panel leading directly into the living room. UPVC double glazed window overlooking the front elevation, central heating radiator and engineered oak herringbone style flooring. Fitted storage cupboards are positioned within the alcoves beside the chimney breast. Door providing access into a further hallway.




### INNER HALLWAY
Continuation of the engineered oak herringbone style flooring. Staircase providing access to the first floor landing and door leading through to the kitchen diner.

### KITCHEN DINER
14'8" x 12'3" (4.48m x 3.75m)
A beautifully appointed kitchen fitted with a range of Shaker style wall and base units with acrylic work surfaces over. Central island incorporating further base units with acrylic work surface over and breakfast bar seating. Inset one and a half bowl stainless steel sink and drainer with mixer tap and splashbacks. Four ring induction hob with extractor hood above, integrated oven, integrated dishwasher and integrated fridge freezer. UPVC double glazed window overlooking the rear elevation, central heating radiator, inset spotlights to the ceiling and continuation of the engineered oak herringbone style flooring. Opening through into the utility room and door providing access down to the cellar.



### UTILITY ROOM
6'6" x 4'3" (2.00m x 1.30m)
Fitted with Shaker style wall and tall larder units. Space and plumbing for a washing machine and tumble dryer arranged in a stacked configuration. Engineered oak herringbone style flooring and frosted UPVC double glazed door providing access to the rear garden. Door leading into the downstairs W.C.



### DOWNSTAIRS W.C.
4'10" x 4'3" (1.48m x 1.30m)
Fitted with a concealed cistern low flush W.C. and ceramic wash basin with mixer tap set within a vanity storage unit. Decorative wall panelling with dado rail, tiled flooring and frosted UPVC double glazed window overlooking the side elevation.



### CELLAR
Useful cellar providing additional storage.

### FIRST FLOOR LANDING
Doors provide access to bedrooms one and two.

### BEDROOM ONE
13'3" x 12'3" (4.05m x 3.75m)
UPVC double glazed window overlooking the front elevation, central heating radiator and decorative wall panelling. Range of fitted wardrobes. Door providing access into the connecting hallway.



### CONNECTING HALLWAY
17'10" x 2'7" (5.45m x 0.80m)
Loft access, central heating radiator and useful fitted storage cupboard. Provides access to bedroom two and the shower room.

### BEDROOM TWO
14'9" x 9'4" (4.50m x 2.85m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and decorative wall panelling. Doors provide access to both the main landing and connecting hallway.



### SHOWER ROOM
8'3" x 6'2" (2.52m x 1.90m)
Fitted with a contemporary three piece suite comprising concealed cistern low flush W.C., ceramic wash basin with mixer tap set within vanity storage, and shower enclosure with mains fed overhead shower, separate handheld shower attachment and glazed screen. The shower enclosure is tiled, with a tiled splashback to the wash basin. Brass fittings and hardware, decorative dado rail and checkerboard style tiled flooring. Chrome ladder style heated towel radiator, inset spotlights, extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



### OUTSIDE
On street parking is available to the front of the property. To the rear is an attractive enclosed garden designed with ease of maintenance in mind. Paved areas are complemented by a raised decked patio, ideal for outdoor dining and entertaining, together with planted beds, established shrubbery and artificial lawn. The garden is enclosed by a combination of walling and timber fencing, with a timber gate providing access to the rear, making it suitable for both children and pets.



### 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.

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

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