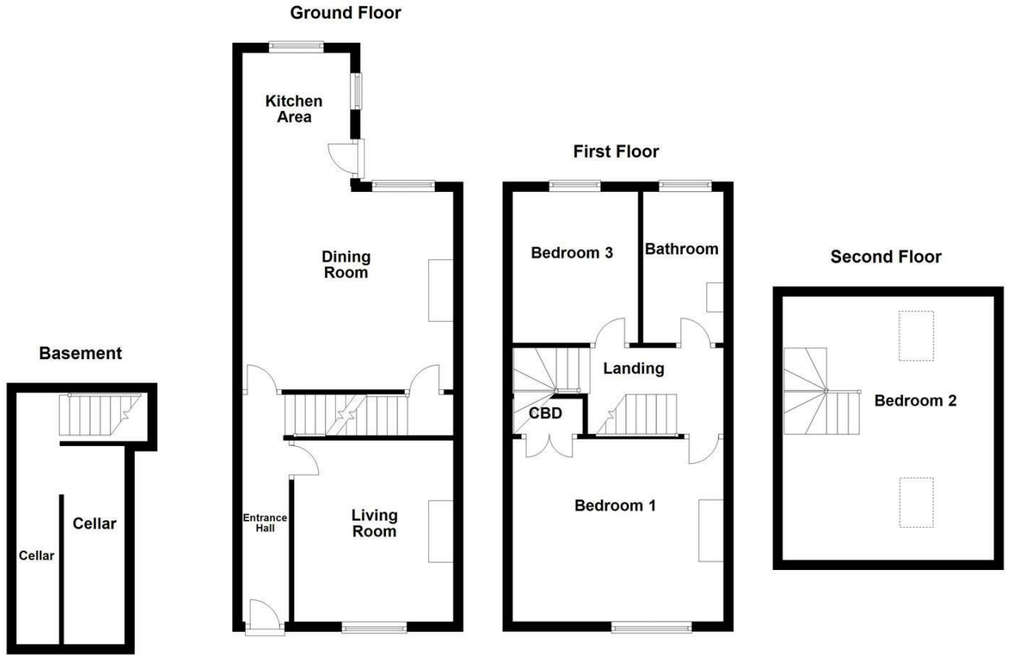
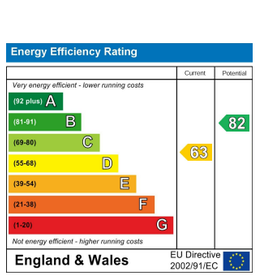




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

175 Castleford Road, Normanton, WF6 2HA

For Sale Freehold Offers Over £155,000

Situated only a short distance from Normanton town centre is this well presented and fully renovated three bedroom mid terrace home spanning over four floors and benefitting from well proportioned rooms and new carpets throughout.

The property briefly comprises of entrance hall, spacious living room, open plan kitchen/dining room with access down to the cellar rooms. The first floor landing leads to two bedrooms and the brand new modern fitted house bathroom, with a further set of stairs leading to bedroom two. Outside to the front there is a small buffer garden, mainly paved, surrounded by walls and fencing. To the rear, there is a low maintenance decked patio area leading down to a paved patio area, perfect for outdoor dining and enclosed by walls and timber fencing.

Normanton plays host to a range of buyers as it is close to local amenities including good schools and shops, as well as transport links such as the M62 motorway network being only a short drive away. Normanton train station is nearby and main bus routes running to and from Wakefield and Castleford.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid any disappointment.

ACCOMMODATION

ENTRANCE HALL
New composite door, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the open plan kitchen/dining room and living room.

LIVING ROOM
13'2" x 10'6" (4.02m x 3.21m)
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and ceiling rose. Picture rail, dado rail and gas fire with laminate hearth, surround and wooden mantle.

DINING ROOM
13'2" x 14'0" (4.02m x 4.28m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, decorative fire with marble, hearth and surround. An opening into the kitchen area and door providing access to the cellar. Start of the kitchen with wall and base units with laminate work surface over and under counter fridge and freezer.

CELLAR
13'2" x 7'7" (max) x 4'1" (min) (4.02m x 2.33m (max) x 1.27m (min))
Power and light, central heating radiator and opening into further cellar store.

FURTHER CELLAR
9'6" x 3'2" (2.91m x 0.98m)
Power and light.

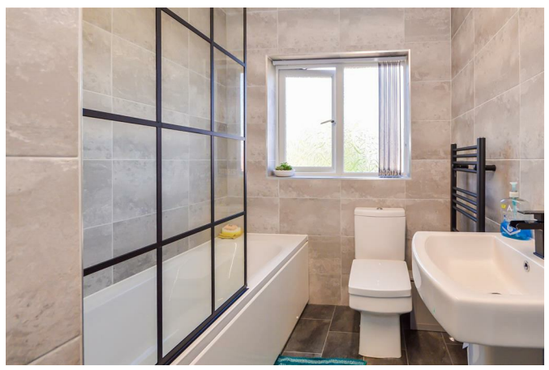
KITCHEN
7'1" x 8'4" (2.18m x 2.56m)
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, gas cooker. Two UPVC double glazed windows and UPVC double glazed door leading out to the rear garden, LED ceiling spotlights and coving to the celling.

FIRST FLOOR LANDING
14'2" x 13'2"
Doors providing access to two bedrooms, house bathroom and stairs to a further bedroom.

BEDROOM ONE
14'2" x 13'2" (4.32m x 4.02m)
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and door to storage cupboard.

BEDROOM THREE
10'4" x 7'5" (3.16m x 2.27m)
Central heating radiator, UPVC double glazed window to the rear and storage cupboard housing the Ideal combi boiler.

BATHROOM/W.C.
10'2" x 5'11" (max) x 4'11" (min) (3.11m x 1.81m (max) x 1.5m (min))
Modern fitted and fully tiled bathroom comprising UPVC double glazed frosted window to the rear, ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap, glass shower screen and overhead shower attachment.



BEDROOM TWO
14'2" x 17'6" (4.32m x 5.34m)
Two Velux skylights and access to the storage eaves.

OUTSIDE
To the front of the property the garden is paved and enclosed by walls and fencing with a pathway leading to the front door. To the rear, there is a decked patio area leading to a paved patio area, perfect for outdoor dining and entertaining and enclosed by walls and timber fencing with a gate to the rear. There is possibility for off street parking to rear.

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.