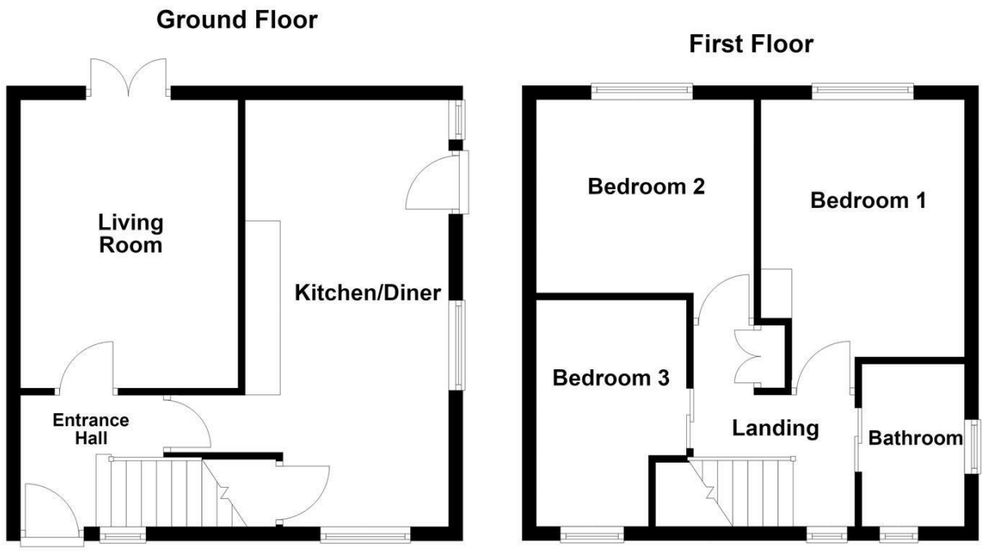
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





30 Chestnut Crescent, Normanton, WF6 1JN

For Sale Freehold £185,000

Situated in the popular Normanton area is this well presented three bedroom semi detached home, offering spacious and well proportioned accommodation throughout. Benefitting from three good sized bedrooms, generous reception space, off road parking and an attractive enclosed rear garden, the property would make an ideal home for first time buyers, professional couples and small families alike.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and doors providing access to the living room and kitchen diner. Both rooms enjoy access to the rear garden, while the kitchen diner also benefits from useful understairs storage. To the first floor, the landing provides access to a storage cupboard, loft space, three well proportioned bedrooms and the house bathroom. The principal bedroom benefits from fitted wardrobes, while bedroom three also features useful fitted storage. Externally, a resin driveway to the front provides off road parking for two vehicles. To the rear is an attractive low maintenance garden, predominantly laid with artificial lawn and featuring a raised decked patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it particularly suitable for children and pets, with a gate to the rear providing access towards the nearby recreational park.

Normanton is a popular and convenient location with a range of shops, schools and everyday amenities available close by, including those within Normanton town centre. Regular bus services operate throughout the area, while Normanton railway station provides connections to major destinations including Leeds and Sheffield. The M62 motorway network is also only a short drive away, making the property particularly convenient for commuters.

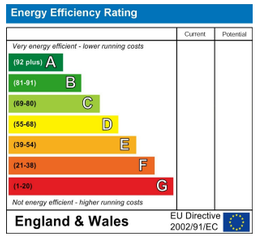
An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.

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

ENTRANCE HALL
5'10" x 7'0" (1.80m x 2.15m)
Oak front entrance door with frosted glazed panel leading into the entrance hall. UPVC double glazed window overlooking the front elevation, central heating radiator and staircase with oak handrail providing access to the first floor landing. Doors lead to the living room and kitchen diner.

LIVING ROOM
13'6" x 10'0" (4.13m x 3.06m)
Set of UPVC double glazed French doors opening onto the rear garden, column style central heating radiator and feature gas fire with marble hearth, surround and mantle.



KITCHEN DINER
20'0" x 12'5" (6.10m x 3.80m)
Fitted with a modern range of wall and base units with work surfaces over, incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with partial splashback and extractor hood above, integrated oven, space for an under counter fridge and freezer and space and plumbing for a washing machine. UPVC double glazed windows, comprising one to the front and two to the side, together with a composite side entrance door with double glazed panel. Underfloor heating, access to useful understairs storage, spotlights to the ceiling and central heating radiator.



FIRST FLOOR LANDING
Loft access, UPVC double glazed window overlooking the front elevation and fitted storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'11" x 9'7" (4.25m x 2.93m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe with mirrored sliding doors.



BEDROOM TWO
10'0" x 10'11" (3.06m x 3.35m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and decorative wall panelling.



BEDROOM THREE
6'8" x 9'10" (2.05m x 3.00m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted storage unit and fitted desk.



BATHROOM/W.C.
4'10" x 7'6" (1.48m x 2.30m)
Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mains fed overhead shower, separate shower attachment and glazed shower screen. Fully tiled walls. Two frosted UPVC double glazed windows, one overlooking the front and one to the side. Chrome ladder style central heating radiator.



OUTSIDE
To the front of the property is a resin driveway providing off road parking for two vehicles. The rear garden is designed for low maintenance and is predominantly laid with artificial lawn, together with a raised decked patio area ideal for outdoor dining and entertaining. There is also useful storage space, while the garden is fully enclosed by timber fencing. A timber gate to the rear provides access onto the neighbouring recreational park, making the garden ideal 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.