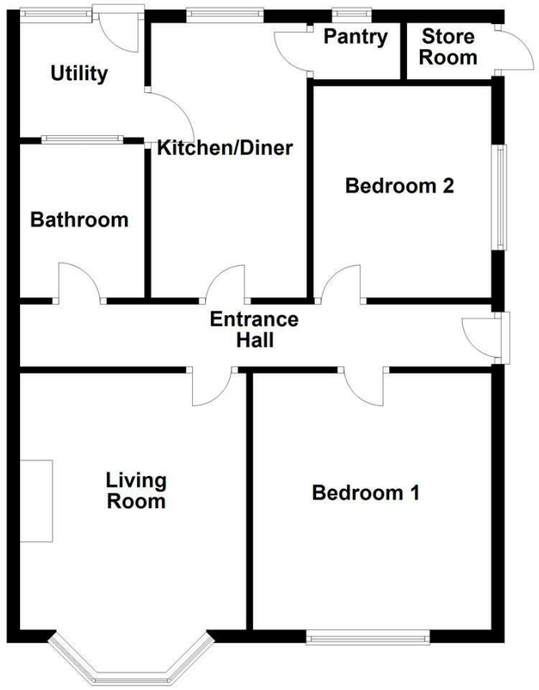
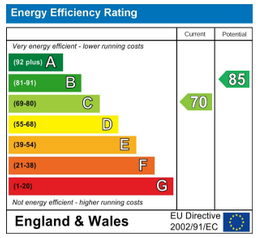
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

## Ground 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.

# 6 Manor Croft, Normanton, WF6 2EG

## For Sale Freehold £230,000

A deceptively well proportioned, two bedroom semi detached bungalow with no onward chain. Tucked away in this little known backwater position, yet within very easy reach of the town centre facilities.

With a gas fired central heating system and concealed unit double glazed windows, this comfortable and well maintained bungalow is approached via a side entrance door that leads into a central reception hall. The main living room is situated to the front of the property with a bay window and ornamental fire place which is currently not in use with a dining kitchen situated to the rear, overlooking the back garden. Off the kitchen, there is a traditional pantry as well as a utility room leading out to the back garden. Both bedrooms are good sized doubles, one to the front and one to the rear and are both served by the bathroom that is fitted with a modern three piece suite. Outside, the property has a good sized lawned garden to the front with block paved driveway parking, that passes the side of the bungalow and leads up to a single garage to the rear. The back garden is of even larger proportions with a broad paved patio sitting area, leading up to a two tiered lawn with a useful wooden storage shed to the rear.

The property is situated in this popular cul de sac location on the fringe of the town centre of Normanton. Normanton offers a good range of shops, schools and recreational facilities as well as having it's own railway station and ready access to the national motorway network.

## ACCOMMODATION

### RECEPTION HALL
17'4" x 3'3" (5.3m x 1.0m)
UPVC side entrance door with open porch, double central heating radiator. Doors to all principal rooms.

### LIVING ROOM
12'9" x 12'1" (3.9m x 3.7m)
Splay bay window to the front, double central heating radiator. Feature fire place with ornate surround and marble inserted hearth, housing an ornamental fire place that is no longer in use.

### KITCHEN
14'1" x 7'10" (4.3m x 2.4m)
Window to the rear, central heating radiator, ceramic tiled floor. Fitted to a lovely standard with a contemporary style range of grey fronted wall and base units with laminate worktops and tiled splashbacks. Inset stainless steel sink unit, stainless steel four ring gas hob with matching splashback and filter hood over, built in oven, space for an undercounter fridge.

### WALK IN PANTRY
4'7" x 2'7" (1.4m x 0.8m)
Frosted window to the rear.

### UTILITY ROOM
6'6" x 5'10" (2.0m x 1.8m)
Double glazed external door to the rear, space and plumbing for a washing machine and further fitted cupboards.

### BEDROOM ONE
12'9" x 11'9" (3.9m x 3.6m)
Window to the front, central heating radiator, picture rail.

### BEDROOM TWO
10'9" x 8'10" (3.3m x 2.7m)
Window to the side, central heating radiator.

### INNER HALLWAY
6'6" x 4'3" (2.0m x 1.3m)
Central heating radiator, fold down door to loft storage room with Velux window, perfect for possible conversion to bedroom(s), subject to planning permission.

### BATHROOM
6'6" x 6'6" (2.0m x 2.0m)
Frosted window to the utility porch, part tiled walls. Fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash basin and low suite W.C.. Chrome ladder style heated towel rail, extractor fan.

### OUTSIDE
To the front, the property has a good sized lawned garden with mature planted beds and borders. A gated block paved driveway passes the side of the bungalow, where there is a double glazed side entrance door with a solid oak porch, and to the rear where there is a detached garage with power and light. Immediately to the rear of the bungalow, there is a broad paved patio sitting area, ideal for outdoor entertaining with steps up to a two tiered lawn. There is a useful wooden storage shed to the rear of the garage.

### COUNCIL TAX BAND
The council tax band for this property is C.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.