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2 Meadow Brook Chase, Normanton, WF6 1TJ

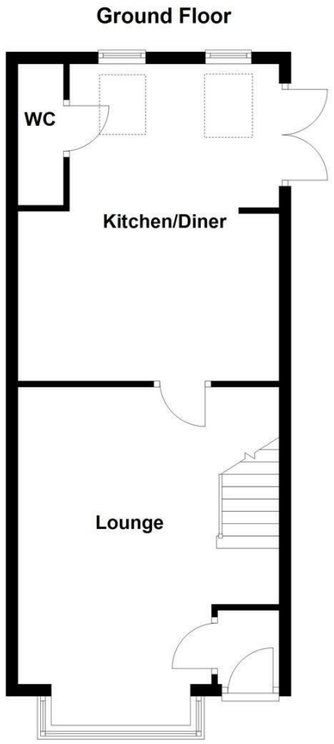
For Sale Freehold £235,000

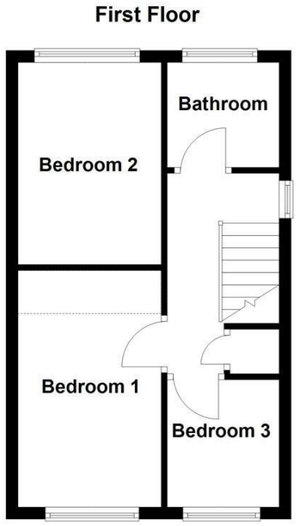
Situated in Normanton, Wakefield is this well presented and extended three bedroom semi detached home. Offering spacious and well maintained accommodation throughout, the property benefits from a contemporary three piece bathroom suite, and a beautifully presented kitchen diner featuring a central island and Velux windows, along with an enclosed south facing rear garden.

The accommodation briefly comprises an entrance porch leading into the living room, which features a UPVC double glazed bay window to the front elevation and a staircase rising to the first floor landing. The living room opens through into the impressive kitchen diner, which is fitted with a modern range of units and integrated appliances, along with a central island providing additional workspace and seating. The rear extension creates a bright sitting/dining area overlooking the garden, with UPVC patio doors leading out to the rear and two Velux windows allowing an abundance of natural light, enhanced by the favourable south-facing aspect. Completing the ground floor is a downstairs WC fitted with a wash basin and low flush WC, also providing space and plumbing for a washing machine and dryer. To the first floor, the landing provides access to two bedrooms, both of which are good sized doubles, along with a third single bedroom ideal for use as a nursery, office or dressing room. There is also a contemporary refurbished three piece house bathroom suite. The landing further benefits from loft access and an over stairs storage cupboard housing the gas combination boiler. Externally, to the front of the property there is a lawned garden and a driveway to the side providing off road parking, which in turn leads to a detached brick built garage with power and lighting. To the rear is an enclosed garden enjoying a south facing aspect, featuring a lawned area, flagged patio seating space, and timber fenced boundaries, making it ideal for outdoor dining and entertaining during the summer months.

The property also benefits from UPVC double glazing and gas central heating throughout, and would be perfectly suited to first time buyers, young families, or growing families alike. Ideally located close to local shops, amenities, motorway links, and Normanton train station, the property also offers access to a wide range of well regarded primary and secondary schools, with Leeds city centre less than 30 minutes away.

Only by viewing can the full quality and space this home has to offer be fully appreciated.



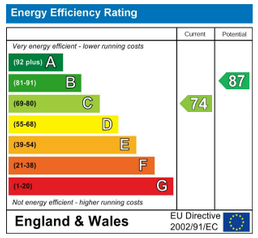


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 PORCH
4'4" x 3'8" (1.34m x 1.13m)
Upon entrance to the property is an entrance porch fitted with a composite door and provides access into the lounge.

LOUNGE
14'7" x 15'3" (4.46m x 4.65m)
UPVC double glazed bay window to the front elevation, central heating radiator, and a gas fireplace with feature surround. A staircase rises to the first floor landing, with a further central heating radiator, and the room opens through into the kitchen diner.

KITCHEN
14'2" x 16'11" (4.33m x 5.16m)
Fitted with tiled flooring, central heating radiator, and a range of wall and base units with laminate work surfaces. There is an integrated double oven, four ring gas hob with extractor above and glass splashback behind, composite sink with mixer tap and drainer, and spotlights to the ceiling. The island unit features an oak work surface with additional base units below. UPVC double glazed patio doors lead out to the rear garden, with two further double glazed windows to the rear elevation, two Velux windows, and additional ceiling spotlights. Access is provided to the downstairs WC.

DOWNSTAIRS W.C.
7'6" x 2'6" (2.31m x 0.78m)
Fitted with tiled flooring, low flush WC, wash basin with mixer tap and tiled splashback, and space and plumbing for a washing machine and dryer. Extractor fan fitted.

FIRST FLOOR LANDING
The first floor landing provides access to three bedrooms and the house bathroom, with a UPVC double glazed window to the side elevation, loft access, and over stairs storage cupboard housing the gas combination boiler.

BEDROOM ONE
11'4" x 8'1" (3.46m x 2.47m)
UPVC double glazed window to the front elevation, fitted wardrobes and a central heating radiator.

BEDROOM TWO
11'3" x 8'0" (3.43m x 2.45m)
UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE
5'6" x 6'11" (1.69m x 2.11m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM
5'7" x 5'1" (1.71m x 1.57m)
Fitted with tiled flooring and full height wall tiling, heated towel radiator, low flush WC, wash basin with mixer tap and storage cupboard below, and panelled bath with hot and cold taps, mixer shower over, and shower attachment. There is a clad ceiling with spotlights and a frosted UPVC double glazed window to the rear elevation.

OUTSIDE
Externally, to the front of the property there is a lawned garden and a driveway providing off road parking for one vehicle, leading to a detached brick built garage with manual up-and-over door, power and lighting. To the side there is a flagged area with a composite lockable gate, providing access to the enclosed rear garden. The rear garden enjoys a south facing aspect and features a flagged patio area, lawn, and timber fenced boundaries.

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

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.