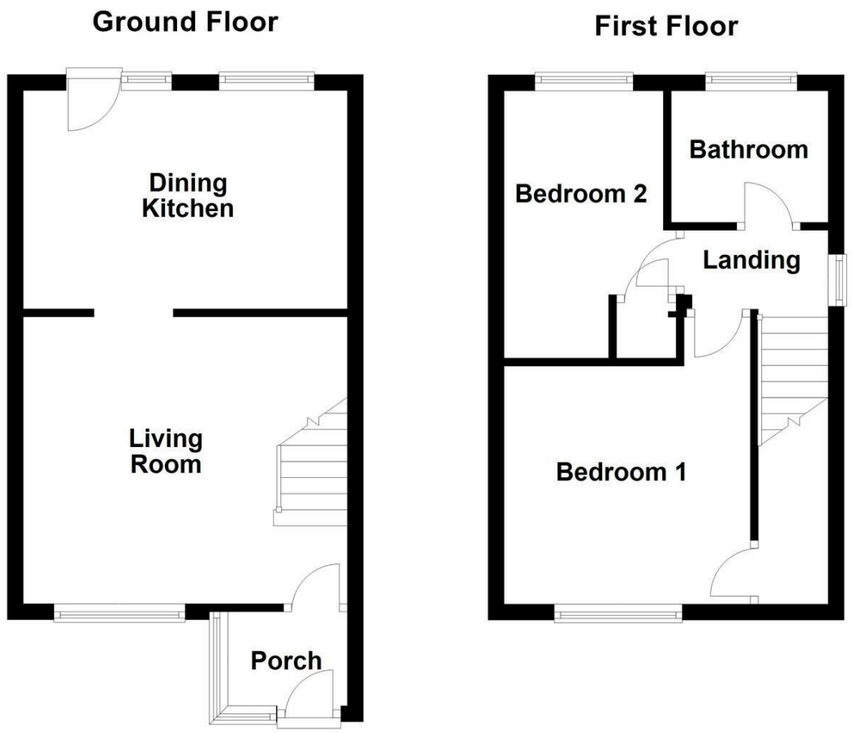

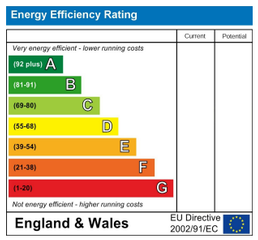

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

16 Polperro Close, Normanton, WF6 2SA

For Sale Freehold £170,000

A superb opportunity to acquire this two bedroom semi detached property, benefiting from front and rear gardens, ample off road parking and a detached garage. Offering well proportioned accommodation throughout, this home is ideally suited to a variety of buyers.

The property briefly comprises of an entrance porch, a comfortable living room with feature fireplace and an archway leading through to the dining kitchen situated at the rear of the property. To the first floor, the landing provides access to two well sized bedrooms and a three piece house bathroom. Externally, to the front of the property there is a low maintenance garden with pathway leading directly to the entrance door. A tarmac driveway provides ample off road parking and leads up to a single detached garage. A timber gate provides access to the enclosed rear garden, which features a paved patio area, an attractive lawned garden, and a further low maintenance pebbled section to the rear with a large timber shed and established fruit trees, all of which is fully enclosed by timber panel fencing.

The property is ideally located within walking distance of local amenities and schools in Normanton town centre, which also benefits from its own supermarket and railway station. For those wishing to travel further afield, the M62 motorway network is only a short distance away, making this a convenient location for commuters.

An internal inspection is highly recommended to fully appreciate the quality and potential of this home.

ACCOMMODATION

ENTRANCE PORCH
3'11" x 4'11" (1.20m x 1.50m)
Composite front entrance door, two UPVC double glazed frosted windows (one to the front and one to the side), central heating radiator and a door providing access into the living room.

LIVING ROOM
11'10" x 13'4" (3.62m x 4.07m)
UPVC double glazed window overlooking the front aspect, central heating radiator, feature archway into the dining kitchen and a gas fire set on a marble hearth with matching marble interior and wooden decorative surround.

DINING KITCHEN
8'11" x 13'3" (2.74m x 4.06m)
Range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap and swan neck, space and plumbing for a washing machine. Integrated oven and grill with four ring gas hob and cooker hood above, space for a freestanding fridge/freezer. Combi condensing boiler housed within a kitchen cupboard. UPVC double glazed window overlooking the rear aspect, plus UPVC double glazed door with two frosted side panels to the garden. Strip lighting, central heating radiator and staircase leading to the first floor.

FIRST FLOOR LANDING
UPVC window overlooking the side elevation, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE
11'9" (max) x 9'8" (min) x 10'2" (3.59m (max) x 2.95m (min) x 3.12m)
UPVC double glazed window to the front elevation, central heating radiator and door leading into a built-in wardrobe.

BEDROOM TWO
6'4" (min) x 7'3" (max) x 11'3" (1.95m (min) x 2.23m (max) x 3.44m)
UPVC double glazed window to the rear elevation, central heating radiator and door into a built-in storage cupboard.

BATHROOM/W.C.
5'5" x 6'5" (1.66m x 1.96m)
Fitted with a panelled bath with mixer shower over, pedestal wash basin with taps and low flush w.c. Fully tiled walls and flooring, central heating radiator, coving to ceiling, inset spotlights and UPVC frosted double glazed window to the rear.

OUTSIDE
To the front is a low maintenance artificial lawned garden with a paved pathway leading to the front door. A tarmac driveway provides ample off road parking and runs down the side of the property to a single detached garage with manual up and over door. Further off-road parking is available, with a timber gate leading to a paved patio seating area overlooking the attractive lawned garden. A paved pathway runs to the side, leading to a low maintenance pebbled rear garden with fruit trees, large timber shed and panelled fencing on all three sides, making the garden fully enclosed.

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.

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.