



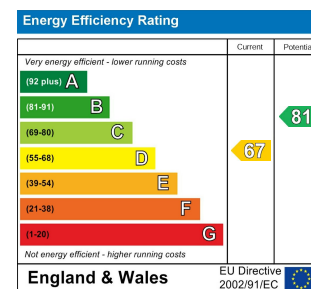
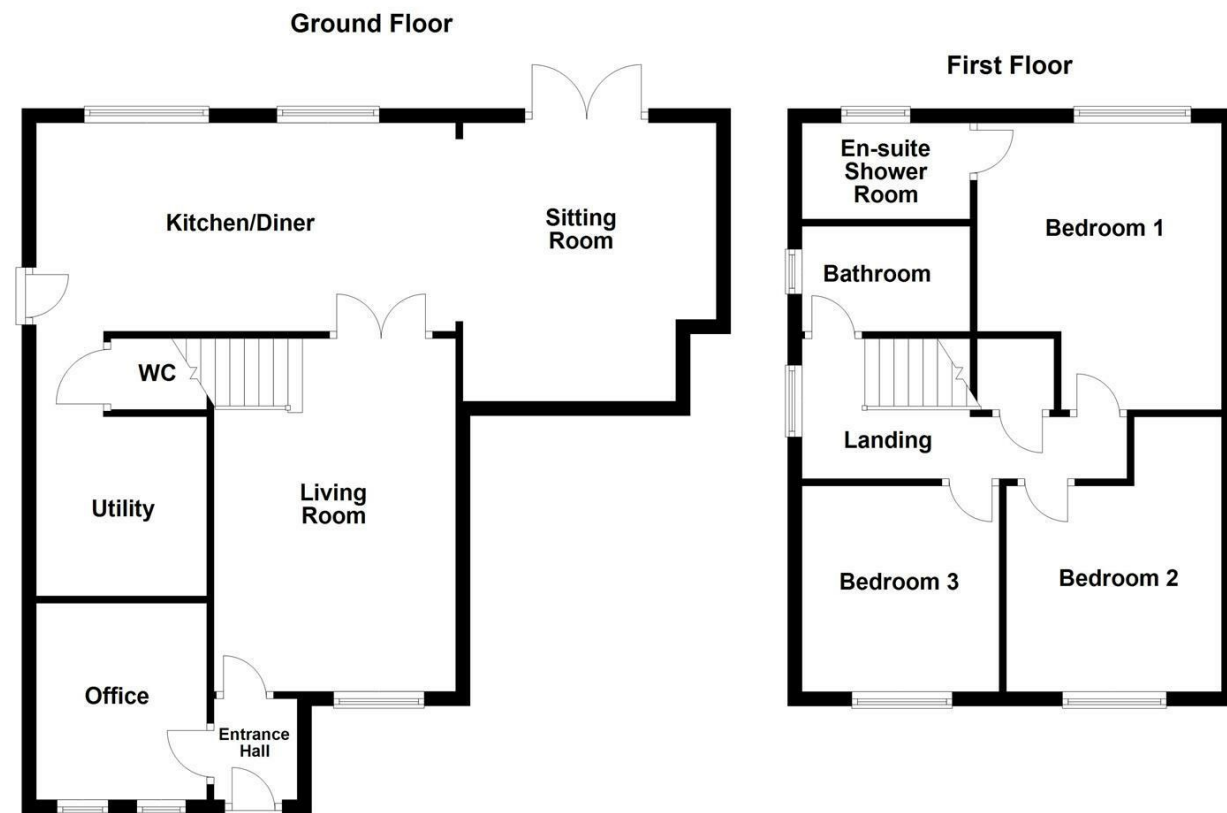
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**22 Truro Drive, Normanton, WF6 2SP**

**For Sale Freehold £325,000**

Nestled in a corner plot position within a pleasant cul-de-sac is this superbly presented and extended three bedroom detached family benefiting from well proportioned accommodation including modern kitchen and bathroom, driveway and generous sized rear garden.

The property briefly comprises of the entrance hall, office, living room, kitchen/diner, sitting room, utility and downstairs w.c. The first floor landing leads to three bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a driveway providing off road parking for two vehicles. To the rear is a generous sized enclosed garden, mainly laid to lawn with a stone paved patio area.

Normanton is an ideal location for a range of buyers especially the first time buyer, professional couple or those looking to downsize. The property is ideally located within walking distance of shops and recreational facilities in the area with transport links such as local bus routes, its own train station and the M62 motorway is only a stones throw away from the property.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator and doors to the living room and office.

##### OFFICE

811" x 78" [2.73m x 2.34m]

UPVC double glazed window to the front with built in shutters and spotlights.

##### LIVING ROOM

161" x 110" [max] x 74" [min] [4.92m x 3.37m [max] x 2.26m [min]]

Stairs to the first floor landing, UPVC double glazed window to the front with built in shutters, central heating radiator and double doors through to the kitchen/diner.



##### KITCHEN/DINER

194" x 96" [5.9m x 2.92m]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, two integrated ovens, five ring induction hob and stainless steel extractor hood. An opening to the sitting room, UPVC double glazed windows and UPVC double glazed frosted door to the rear, spotlights, column central heating radiator and an opening through to the utility.



##### SITTING ROOM

116" x 109" [max] x 91" [min] [3.52m x 3.28m [max] x 2.77m [min]]

Set of UPVC double glazed French doors to the rear garden, spotlights and column central heating radiator.



##### UTILITY

80" x 77" [2.44m x 2.33m]

Laminate work surface over base units incorporating space and plumbing for a dishwasher, washing machine and American style fridge/freezer. Spotlights, fitted bench seat, the boiler is housed in here and door to the downstairs w.c.

##### W.C.

34" x 37" [1.03m x 1.1m]

Spotlights, low flush w.c., ceramic wash basin with mixer tap and tiled splash back.

##### FIRST FLOOR LANDING

Overstairs storage cupboard, spotlights, UPVC double glazed window to the side and doors to three bedrooms and house bathroom.

##### BEDROOM ONE

116" x 133" [max] x 98" [min] [3.53m x 4.06m [max] x 2.95m [min]]

UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

74" x 38" [max] x 38" [min] [2.26m x 1.13m [max] x 1.14m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains overhead shower. UPVC double glazed frosted window to the rear, column central heating radiator and extractor fan.



##### BEDROOM TWO

100" x 125" [max] x 96" [min] [3.07m x 3.81m [max] x 2.9m [min]]

UPVC double glazed window to the front, loft access and central heating radiator.

##### BEDROOM THREE

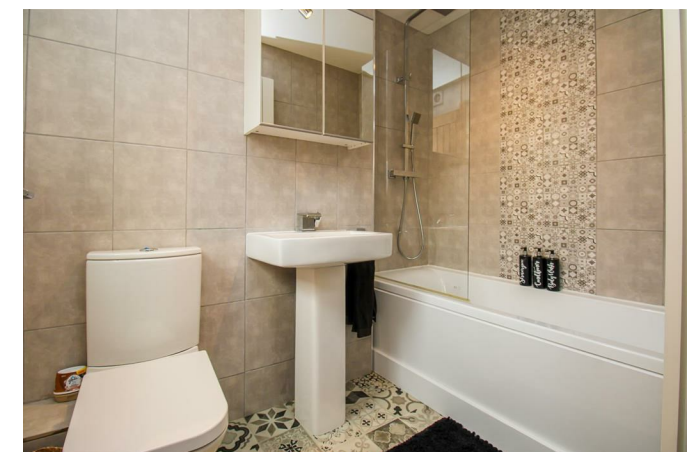
96" x 90" [2.9m x 2.75m]

UPVC double glazed window to the front and central heating radiator.

##### BATHROOM/W.C.

76" x 55" [max] x 49" [min] [2.3m x 1.66m [max] x 1.46m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and mains overhead shower. UPVC double glazed frosted window to the side, column central heating radiator and extractor fan.



##### OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles. To the rear is a generous sized lawned garden incorporating a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.