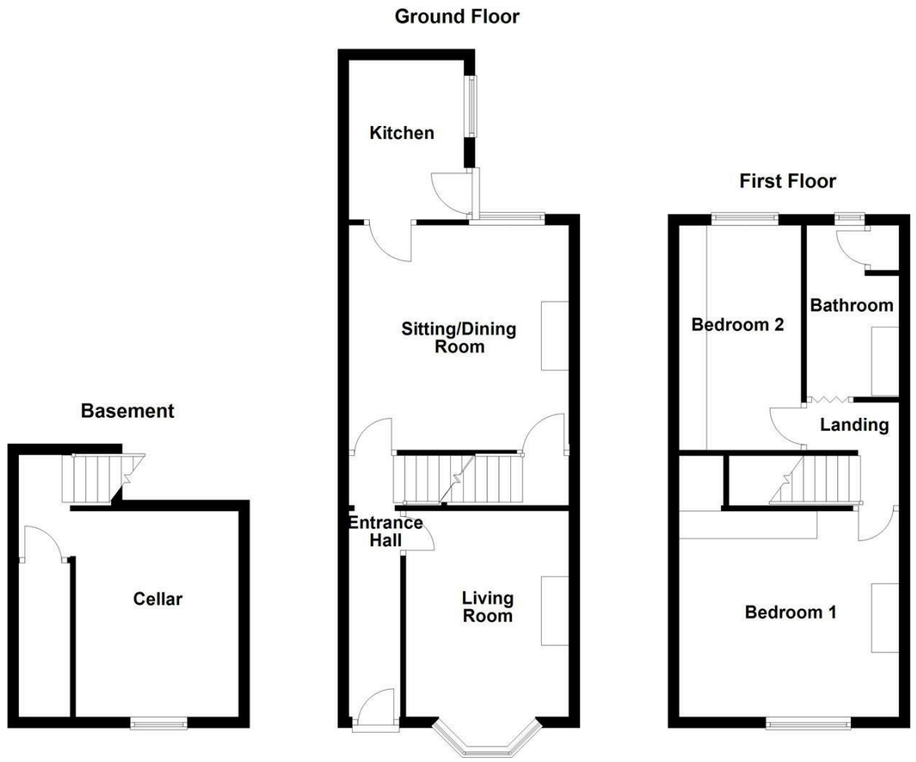
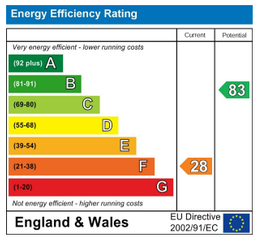


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

89 Cambridge Street, Normanton, WF6 1ES

For Sale Freehold £140,000

A superb opportunity to purchase this two bedroom mid terrace house situated in heart of Normanton benefitting from two reception rooms and low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, sitting/dining room and kitchen with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front there is on street permit parking. Whilst to the rear is a low maintenance garden with artificial lawn and pathway to a rear gate.

Well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, ornate coving to the ceiling, picture rail, dado rail, laminate flooring and doors to the sitting/dining room and living room. Stairs to the first floor landing.

LIVING ROOM
9'9" x 12'5" (min) x 14'9" (max) (2.99m x 3.80m (min) x 4.52m (max))
Multi fuel gas fire with marble hearth, marble matching interior and wooden decorative surround, UPVC double glazed bay window overlooking the front aspect and ornate coving to the ceiling.

SITTING/DINING ROOM
13'5" x 13'3" (4.10m x 4.05m)
UPVC double glazed window overlooking the rear aspect and multi fuel fire with a tiled decorative interior and wooden decorative surround. Radiator, door providing access down to the cellar room and door to the kitchen.

KITCHEN
9'6" x 6'11" (2.91m x 2.11m)
Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space for a fridge/freezer, UPVC double glazed window to the side aspect and timber door to the rear yard.

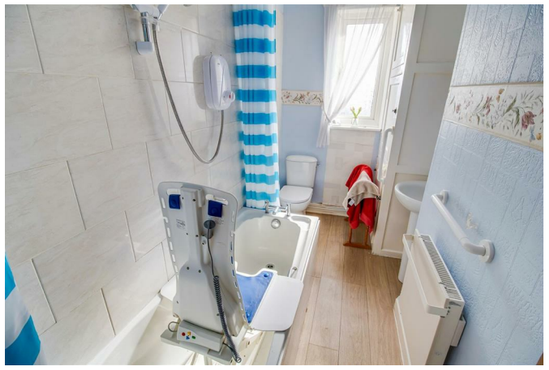
CELLAR
9'8" x 12'6" (2.96m x 3.83m)
Power and light, door to the original coal shuttle room.

FIRST FLOOR LANDING
Doors to two bedrooms and house bathroom.

BEDROOM ONE
12'5" x 13'3" (3.79m x 4.04m)
UPVC double glazed window overlooking the front elevation, radiator, coving to the ceiling and double fitted wardrobes.

BEDROOM TWO
13'6" x 7'5" (4.12m x 2.27m)
UPVC double glazed window overlooking the rear elevation, radiator, range of fitted wardrobes and storage cupboards.

BATHROOM/W.C.
10'3" x 5'8" (3.13m x 1.73m)
Panelled bath with mixer tap and electric shower over, low flush w.c. and pedestal wash basin. Part tiled walls, UPVC double glazed frosted window to the rear elevation, wall mounted electric heater and laminate flooring.



OUTSIDE
To the front of the property is permit parking. A cast iron gate provides access into a low maintenance buffer garden. To the rear is a low maintenance concrete pathway leading to a timber gate with artificial lawned garden and outside w.c., surrounded by brick built walls and timber fencing with a timber rear gate.

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.