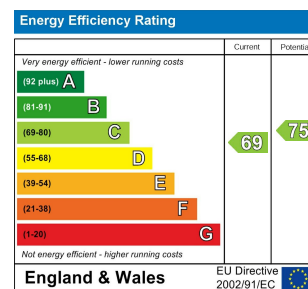


Total area: approx. 113.9 sq. metres (1226.3 sq. feet)



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.



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01924 291 294

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01924 266 555

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01924 260 022

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01924 899 870

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01977 798 844



27 Gleneagles Drive, Normanton, WF6 1WD

For Sale Freehold £275,000

A superb opportunity to purchase this well presented three bedroom detached family home, offering three double bedrooms, ample off road parking and a low maintenance enclosed rear garden.

The property is approached via a double block paved driveway providing off road parking for several vehicles and leading to an integral single garage with electric up and over door, power and lighting. An attractive lawned front garden with planted rockery borders complements the frontage, with a pathway leading to the entrance. Internally, the accommodation briefly comprises an entrance hall with access to a downstairs WC and a spacious living room featuring a stone fireplace. The living room leads through to a separate dining room with French doors opening into the conservatory, along with access to a modern fitted kitchen with integrated appliances and useful understairs storage. To the first floor, the landing provides access to three double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys its own en suite shower room, while a modern three piece house bathroom and additional storage cupboard serve the remaining accommodation. Externally, the rear garden is designed for low maintenance and incorporates multiple patio seating areas, raised planted borders and slate features, all fully enclosed by timber fencing. The garden also benefits from external lighting and a water connection.

The property is ideally located within walking distance of local amenities and well regarded schools, close to Normanton town centre which offers a range of facilities including a supermarket and railway station. The motorway network is also easily accessible, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate the space and quality this home has to offer. An early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Accessed via a double glazed front entrance door, featuring tiled flooring, central heating radiator with cover and coving to the ceiling. Doors lead through to the living room and downstairs WC.

W.C.

3'3" x 3'6" [1.01m x 1.08m]

Fitted with a low flush WC and wash basin with mixer tap, half tiled walls and fully tiled floor, with a frosted UPVC double glazed window to the front.

LIVING ROOM

16'4" x 11'0" [5.0m x 3.37m]

UPVC double glazed window to the front, central heating radiator with cover, coving to the ceiling and feature gas fire with stone hearth and surround. Staircase leads to the first floor and archway opens into the dining room.



DINING ROOM

9'5" x 9'3" [2.89m x 2.83m]

Central heating radiator with cover, coving to the ceiling, door to the kitchen and UPVC double glazed French doors leading into the conservatory.



CONSERVATORY

9'10" x 9'4" [3.0m x 2.85m]

UPVC double glazed windows to three sides, ceiling fan, power and lighting, air conditioning unit and French doors leading to the rear garden.



KITCHEN

10'1" x 16'1" [3.09m x 4.91m]

Fitted with a range of high gloss wall and base units with laminate work surfaces, integrated twin oven and induction hob with extractor, stainless steel sink with mixer tap, integrated washing machine and fridge, with dual aspect UPVC windows and door to the side. Tiled flooring, inset spotlights and access to understairs storage.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

14'8" x 12'0" [4.49m x 3.68m]

UPVC double glazed window to the rear, central heating radiator and fitted bedroom furniture, with access into the en suite.



EN SUITE SHOWER ROOM/W.C.

7'7" x 4'7" [2.33m x 1.40m]

Fitted with a three piece suite including corner shower cubicle, wash basin set into vanity units and low flush WC, with tiled walls and floor and frosted UPVC window to the rear.



BEDROOM TWO

10'0" x 10'5" [3.05m x 3.20m]

UPVC double glazed window to the front, central heating radiator and fitted wardrobe



BEDROOM THREE

10'0" x 12'4" [3.05m x 3.78m]

UPVC double glazed window to the front, central heating radiator and fitted furniture including wardrobes and drawers.

BATHROOM/W.C.

4'11" x 7'6" [1.50m x 2.31m]

Fitted with a three piece suite comprising P-shaped bath with shower over, wash basin set into vanity unit and low flush WC, with tiled walls, chrome heated towel rail and frosted UPVC window to the side.



OUTSIDE

To the front, the property benefits from a block paved driveway providing off road parking leading to the garage, alongside a lawned garden with planted borders and feature rockery. To the rear, there is a low maintenance enclosed garden with paved patio, slate areas and a central circular seating space, complemented by raised planted borders and external lighting.



GARAGE

17'11" x 8'5" [5.47m x 2.57m]

Integral garage with electric up and over door, power, lighting and wall mounted boiler.

COUNCIL TAX BAND

The council tax band for this property is D.

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.