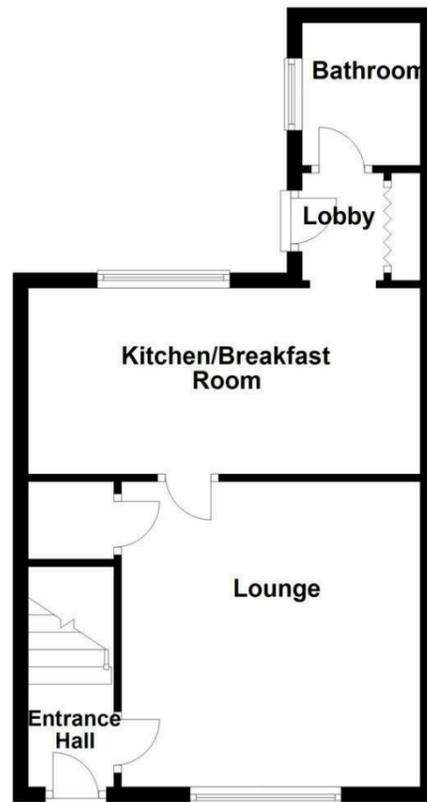


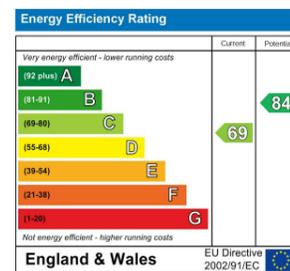
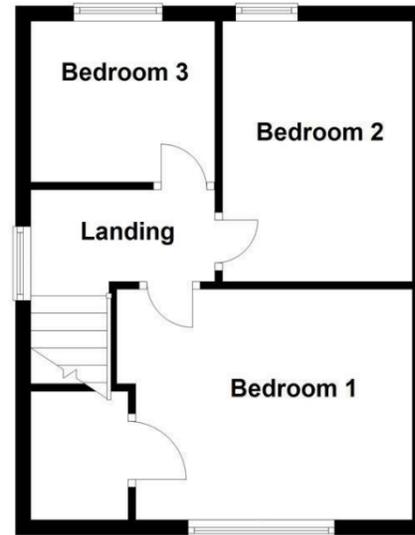


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



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.



16 Neville Street, Normanton, WF6 1HU
For Sale Freehold Offers Over £175,000

This well presented three bedroom end terraced property is conveniently located with easy access to local amenities and the M62 motorway network, making it ideal for commuters. The accommodation is arranged over two floors and has been modernised by the current owner to a high standard.

The ground floor comprises a spacious living room, a modern fitted kitchen and a rear porch leading through to the house bathroom. To the first floor, there are three well proportioned bedrooms. Externally, the property benefits from a gated driveway to the front providing ample off street parking. To the rear, there is an attractive garden offering a good degree of privacy.

The property would appeal to a wide range of buyers and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A composite entrance door leads into the entrance hallway with carpeted stairs to the first floor and door through to the lounge.

LIVING ROOM

12'7" x 13'4" [3.85m x 4.07m]

Double central heating radiator and useful understairs storage cupboard. Recessed lighting and door leading through to the kitchen diner.



KITCHEN DINER

8'1" x 16'5" [2.47m x 5.01m]

A stylish range of wall and base units with complementary work surface over, incorporating a composite sink and drainer with swan neck mixer tap. Inbuilt electric oven with

four ring gas hob and stainless steel and glass extractor hood above. Space for an under counter washing machine and large fridge freezer. Breakfast bar seating, wood effect vinyl flooring, double central heating radiator, spotlights to the ceiling and a rear facing UPVC double glazed window. An open archway leads through to the rear porch, which has a composite glazed door leading out to the rear garden and additional kitchen storage.

BATHROOM/W.C.

5'4" x 5'10" [1.64m x 1.80m]

Three piece suite comprising L-shaped bath with dual head mains fed shower over, pedestal wash basin with chrome waterfall tap and low flush W.C. Spotlights to the ceiling, tiled flooring and double central heating radiator.



FIRST FLOOR LANDING

Loft access and side facing UPVC double glazed window. Doors leading to three bedrooms.

BEDROOM ONE

13'5" x 10'0" [4.09m x 3.06m]

Front facing UPVC double glazed window and double central heating radiator. Door through to a walk-in wardrobe [1.27m x 1.41m].



BEDROOM TWO

11'8" x 8'7" [3.56m x 2.64m]

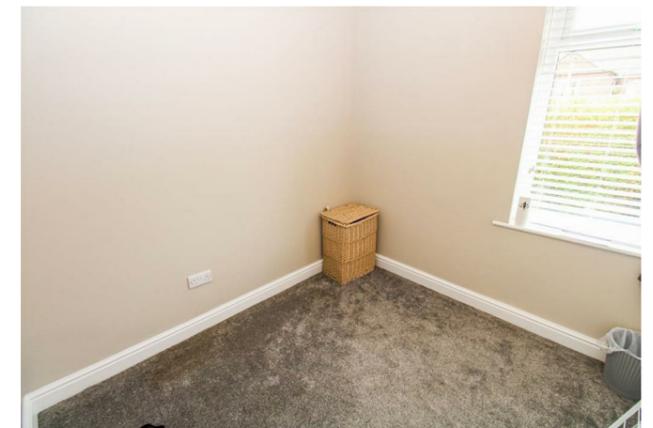
Rear facing UPVC double glazed window, double central heating radiator and carpeted flooring.



BEDROOM THREE

7'5" x 8'0" [2.27m x 2.45m]

Rear facing UPVC double glazed window and double central heating radiator.



OUTSIDE

To the front, there is a large gated and gravelled driveway providing ample off street parking, with fenced boundaries. To the rear, the garden is enclosed and offers a good degree of privacy, incorporating paved and decked seating areas, gravel borders, a useful garden shed and hedge boundaries.



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.