Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

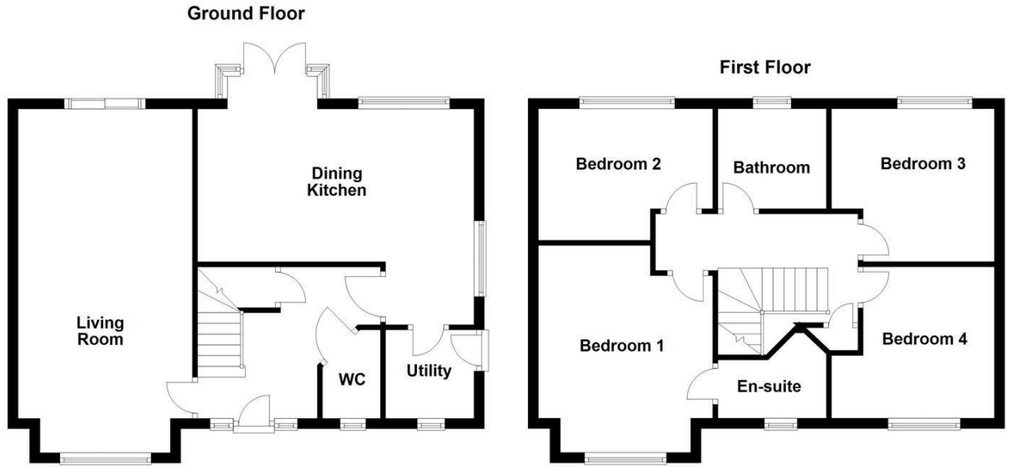
25 St. Andrews Place, Normanton, WF6 1WB

For Sale Freehold £375,000

A large four bedroom detached family house with an end of cul-de-sac position, a double garage and an enclosed rear garden and a modern fitted dining kitchen with central island, this property is certainly not one to be missed.

With UPVC sealed unit double glazed windows and a gas fired central heating system, this comfortable family home offers deceptively spacious accommodation and is presented to a good standard. There is a welcoming entrance hall what has a guest cloakroom off to the side and leads into a large through living room The dining kitchen has been refitted to an enviable standard with integrated appliances and a central island, complimented by a separate utility room. Upstairs, the principal bedroom has an en suite shower room and fitted wardrobes. The three further well proportioned bedrooms are served by the family bathroom. Outside, the property has side by side parking at the front leading to a double garage whilst to the rear there is a pleasant lawned garden with mature shrub borders and a decked seating area.

The property is situated in this popular residential area on the southern fringe of the town of Normanton within easy reach of a good range of local shops, schools and recreational facilities. The town centre itself offers a broader range of amenities including its own railway station and ready access to the national motorway.

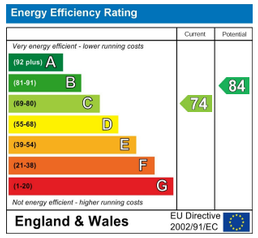


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

ACCOMMODATION

ENTRANCE HALL
Panelled front entrance door with side screen, turn stair case to the first floor landing, column central heating radiator. Doors to the living room, dining kitchen, downstairs W.C. and a understairs storage cupboard.

DOWNSTAIRS W.C.
5'6" x 4'11" (1.7m x 1.5m)
Frosted UPVC double glazed window to the front, part tiled walls, central heating radiator. Fitted with a two piece cloakroom suite comprising of a low suite W.C. and a vanity wash basin with cupboards under.

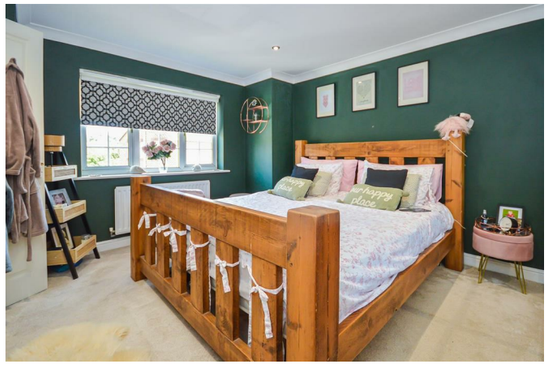
LIVING ROOM
21'11" x 11'1" (6.7m x 3.4m)
UPVC double glazed window to the front, UPVC double glazed sliding doors to the rear, part panelled walls, two double central heating radiators, feature fireplace with a cast iron wood burning stove.

DINING KITCHEN
19'0" x 13'9" (max) (5.8m x 4.2m (max))
Two UPVC double glazed windows to the rear and side, UPVC double glazed French doors to the rear, column style central heating radiator, door to the utility room. A wide range of contemporary style fitted wall and base units with marbled worktops and matching upstands, central island unit incorporating a Belfast style sink. Instantaneous boiling water tap, five ring gas on glass hob with filter hood over, twin built in ovens, integrated dishwasher, full heigh integrated larder style fridge and matching full height integrated freezer, drinks fridge.

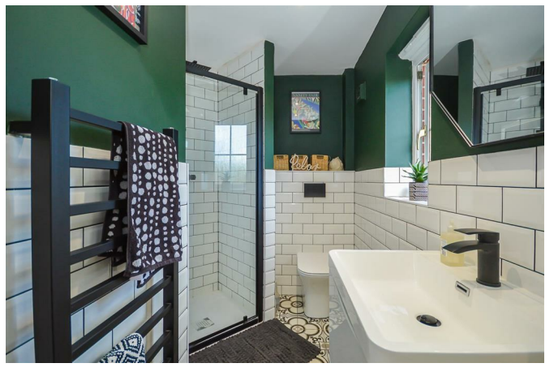
UTILITY ROOM
5'6" x 5'6" (1.7m x 1.7m)
UPVC double glazed window to the front, side entrance door, central heating radiator. A range of fitted wall and base units, space and plumbing for a washing machine and a tumble dryer.

FIRST FLOOR LANDING
Central heating radiator, loft access. Doors to four bedrooms, the house bathroom and a linen cupboard.

BEDROOM ONE
11'5" x 11'1" (3.5m x 3.4m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with mirror fronted sliding doors.



EN SUITE
8'2" x 3'7" (min) (2.5m x 1.1m (min))
Frosted UPVC double glazed window to the front, ladder style heated towel rail, extractor fan, part tiled walls. Fitted with a three piece suite comprising of a shower cubicle with a twin head shower and glazed door, vanity wash basin and low suite W.C..

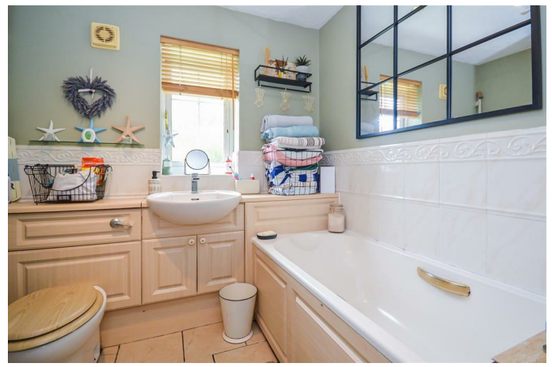


BEDROOM TWO
9'6" x 8'6" (2.9m x 2.6m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
9'10" x 8'2" (3.0m x 2.5m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with mirror fronted sliding doors.

BEDROOM FOUR
12'5" x 8'2" (max) (3.8m x 2.5m (max))
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM
6'10" x 6'6" (2.1m x 2.0m)
Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, part tiled walls, tiled floor. Fitted with a three piece suite comprising of a panelled bath with shower attachment, vanity wash basin with cupboards under, low suite W.C..



OUTSIDE
To the front of the property there is slight lawned areas either side of the front entrance door with a tarmacadam driveway leading to a detached double garage with an up and over door and a pitched roof for additional storage. To the side of the property there is a side timber gate leading down a paved pathway to the rear garden. To the rear of the property the garden is mainly lawned with mature shrubbed borders, a decked seating area and a gravelled area, perfect for outdoor dining and entertaining purposes.

COUNCIL TAX BAND
The council tax band for this property is E.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.