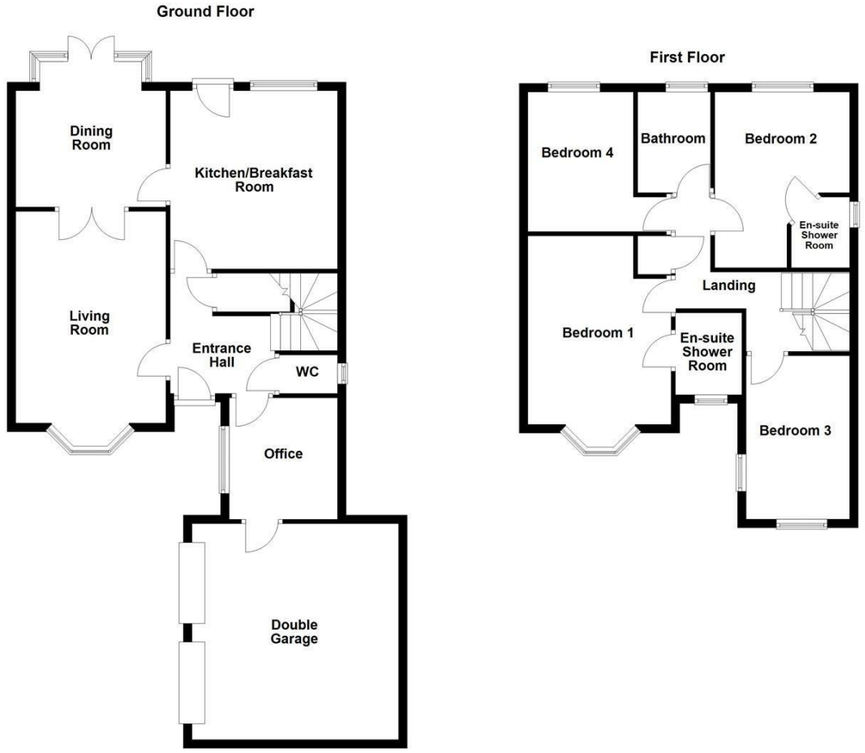
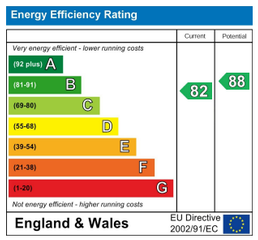


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

8 Kingston Drive, Normanton, WF6 1TS

For Sale Freehold £390,000

Nestled within a small cul-de-sac on the sought after Kingston Drive, this generously proportioned four bedroom detached family home occupies a generous plot and offers spacious, well planned accommodation throughout. With four double bedrooms, two en suite shower rooms, ample reception space and excellent off road parking served by a double garage, this is a property not to be missed.

The accommodation comprises a welcoming entrance hall with staircase to the first floor and doors leading to a useful storage cupboard, downstairs w.c., office, living room and kitchen/breakfast room. The office provides direct access to the attached double garage, which is fitted with two manual up and over doors, power and light. The living room leads through to the dining room, while the kitchen/breakfast room also opens into the dining room, both enjoying access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard housing the water tank and doors to four well proportioned double bedrooms and the house bathroom. Bedrooms one and two both benefit from en suite shower room facilities.

Externally, the front garden is mainly pebbled with established shrubbery and a pathway leading to the front door. A tarmac driveway provides off road parking for two vehicles and leads to the attached double garage. To the rear is an enclosed garden, predominantly laid to lawn with mature shrubs and a variety of paved and block paved patio areas, ideal for outdoor dining and entertaining. There is also a separate, enclosed side area providing space for a garden shed.

Normanton is a highly convenient location, particularly suited to families, with the property being within walking distance of local shops and schools. A wider range of amenities can be found in Normanton town centre and neighbouring towns including Wakefield, Castleford and Pontefract. Excellent transport links are available, with local bus routes nearby, Normanton railway station providing direct connections to major cities including Leeds and Sheffield, and the M62 motorway only a short distance away for those commuting further afield.

Only a full internal inspection will truly reveal the space and quality this fantastic home has to offer, and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Front door with frosted and stained glass double glazed panels with engineered oak flooring, coving to the ceiling with spotlighting, a central heating radiator, stairs leading to the first floor landing with a storage cupboard, and doors providing access to the downstairs w.c., office, kitchen breakfast room, and living room.

OFFICE
9'3" x 8'2" (2.82m x 2.50m)
Engineered oak flooring, coving to the ceiling, a UPVC double glazed window to the front elevation, a central heating radiator and a door providing access into the double garage.

DOUBLE GARAGE
16'6" x 15'10" (5.04m x 4.83m)
Two manual up and over doors, a vaulted ceiling ideal for storage, power and lighting, and houses the boiler.

LIVING ROOM
18'6" (max) x 11'5" (5.65m (max) x 3.50m)
UPVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling, a gas fireplace with marble hearth and stone surround with mantle, and double doors leading through to the dining room.

KITCHEN BREAKFAST ROOM
13'7" x 12'9" (4.15m x 3.90m)
Fitted with a range of shaker style wall and base units with laminate work surfaces, a composite 1.5 bowl sink with mixer tap, tiled splashbacks, a five ring gas hob with stainless steel extractor hood above, integrated double oven with warming drawer, integrated dishwasher, space and plumbing for a washing machine, and space for an American style fridge freezer. UPVC double glazed window and frosted UPVC double glazed door to the rear garden, spotlights and a door leading into the dining room.

DINING ROOM
11'1" x 11'6" (3.40m x 3.52m)
Coving to the ceiling, a central heating radiator, a uPVC double glazed bay window to the rear elevation and UPVC double glazed French doors opening out to the rear garden.

W.C.
2'11" x 4'6" (0.90m x 1.38m)
A low flush w.c., pedestal wash basin with tiled splashback, a central heating radiator, and a frosted UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING
Coving and spotlights to the ceiling, a UPVC double glazed window to the side elevation, loft access, a storage cupboard housing the hot water tank, and doors providing access to all bedrooms and the house bathroom.

BEDROOM ONE
16'10" x 10'11" (5.15m x 3.35m)
UPVC double glazed window to the front elevation, coving to the ceiling, a central heating radiator, a range of fitted wardrobes and storage units, and a door leading into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'0" x 7'5" (1.54m x 2.27m)
Fitted with a walk in shower cubicle with electric thermostatic power shower and glazed screen, concealed cistern w.c., wash basin set within a vanity unit with mixer tap, ladder style heated towel rail, spotlights, extractor fan, and full tiling to walls and floor. A frosted UPVC double glazed window to the side elevation.

BEDROOM TWO
11'8" x 10'8" (3.57m x 3.27m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, a central heating radiator, fitted wardrobes, and a door leading into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'4" x 4'11" (1.63m x 1.51m)
A shower cubicle with electric thermostatic power shower and glazed screen, low flush w.c., pedestal wash basin, central heating radiator, spotlighting, extractor fan, and full tiling. A frosted UPVC double glazed window to the side elevation.

BEDROOM THREE
12'6" x 8'3" (3.82m x 2.52m)
UPVC double glazed windows to the front and side elevations, coving to the ceiling, and a central heating radiator.

BEDROOM FOUR
10'7" x 10'11" (3.25m x 3.35m)
UPVC double glazed window to the rear elevation, coving to the ceiling, and a central heating radiator.

HOUSE BATHROOM/W.C.
7'8" x 5'5" (2.35m x 1.66m)
Fitted with a low flush w.c., pedestal wash basin, panelled bath, full tiling to walls, spotlighting, extractor fan, central heating radiator, and a frosted UPVC double glazed window to the rear elevation.

OUTSIDE
Externally, the front garden is low maintenance and mainly pebbled with planted features, mature shrubs, and a pathway leading to the front door. A tarmac driveway provides off road parking for two vehicles and leads to the attached double garage. The rear garden is mainly laid to lawn with a block paved patio area ideal for outdoor dining and entertaining. The garden features mature shrubs and is fully enclosed by walling and timber fencing, making it ideal for families, children, and pets.

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.

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.