



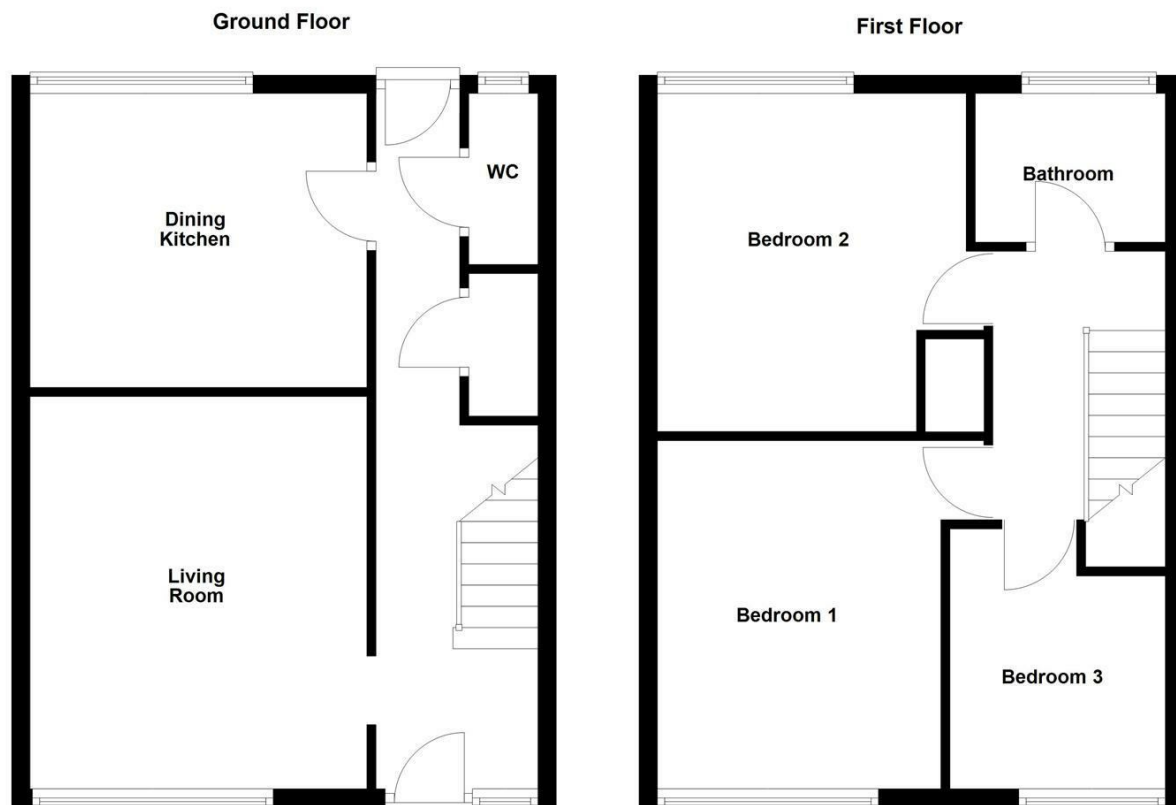
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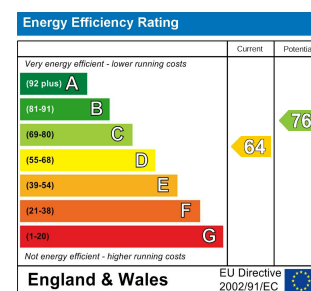
22 Heseltine Close, Normanton, WF6 1AJ

For Sale Freehold £110,000

A deceptively spacious three bedroomed town house with gardens to both the front and rear, situated in this convenient location on the fringe of the town centre.

With sealed unit double glazed windows and communal central heating system, this deceptively spacious property is approached via a welcoming reception hall that has a guest cloakroom off to the side. The living room is of good proportions and to the rear there is a good sized dining kitchen overlooking the back garden. To the first floor there are two very well sized double bedrooms, plus a further single bedroom, all served by the family bathroom. Outside, the property has a low maintenance garden to the front with a further garden to the rear that also features a substantial storage shed.

The property is situated in this very convenient location on the fringe of the town centre within the broad range of shops, schools and recreational facilities. Normanton itself has its own railway station and ready access to the national motorway network.



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,

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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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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door and side screen, wood effect laminate flooring and central heating radiator. Stairs to the first floor with useful understairs cupboard and door to the downstairs w.c. External door to the rear.

W.C.

6'2" x 2'7" [1.9m x 0.8m]

Fitted with a two piece white and chrome cloakroom suite comprising vanity wash basin with cupboards under and low suite w.c. Frosted window to the rear and part tiled walls.

LIVING ROOM

14'1" x 12'1" [4.3m x 3.7m]

Window to the front, central heating radiator and continuation of the wood effect flooring.



DINING KITCHEN

12'1" x 10'5" [3.7m x 3.2m]

Fitted with a good range of wall and base units with dark laminate work surface and brick set tiled splash backs. Inset stainless steel sink unit, four ring gas hob with filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Window overlooking the back garden, central heating radiator and ceramic tiled floor.

FIRST FLOOR LANDING

Built in airing cupboard housing the hot water cylinder and loft access point.

BEDROOM ONE

12'5" x 10'2" [3.8m x 3.1m]

Window to the front and central heating radiator.



BEDROOM TWO

12'1" x 11'1" [3.7m x 3.4m]

Window overlooking the back garden, central heating radiator and full width range of fitted wardrobes.



BEDROOM THREE

7'10" x 7'6" [2.4m x 2.3m]

Window to the front and central heating radiator.



BATHROOM/W.C.

6'10" x 5'6" [2.1m x 1.7m]

Fitted with a three piece white and chrome suite comprising panelled bath with electric shower over, vanity wash basin with cupboard under and low suite w.c. with concealed cistern. Frosted window to the rear, part tiled walls and central heating radiator.



OUTSIDE

To the front the property has a garden area with an artificial lawn and paved sitting area and path. To the rear of the house there is a further Indian stone paved sitting area beyond which is a garden and substantial outhouse. A back gate leads to the footpath at the rear.



AGENTS NOTE

Interested purchasers should note that this is a system built property and has a communal central heating system. This means that the availability of mortgage finance may be restricted. Please ask for further details.

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.