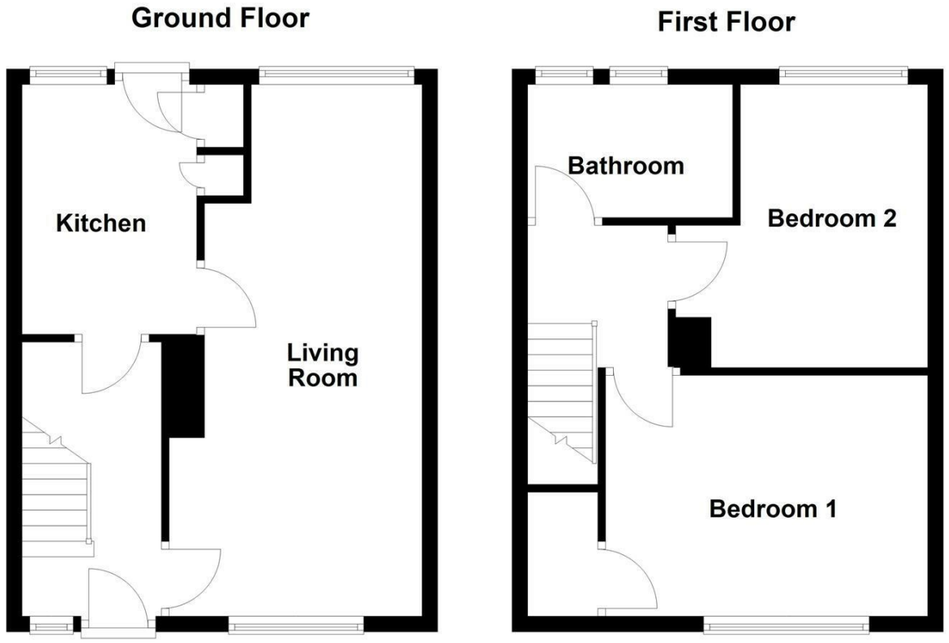
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





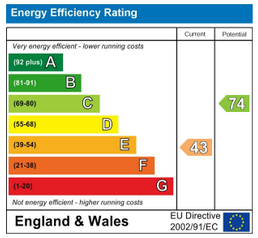
151 Queensway, Normanton, WF6 1NB

For Sale Freehold £147,000

Situated on a generous plot, this well proportioned two bedroom end townhouse offers spacious accommodation throughout, complemented by an extensive front garden and a further enclosed rear garden. Benefitting from gas fired central heating and UPVC double glazing, this comfortable home is well suited to first time buyers, young families, and downsizers alike.

The accommodation briefly comprises a welcoming entrance hall leading through to a spacious through living and dining room, providing an excellent space for both relaxation and entertaining. The kitchen is of good proportion and enjoys views over the rear garden. To the first floor, the property offers two generous double bedrooms, both served by a well appointed family bathroom. Externally, the property enjoys a larger than average front garden, predominantly laid to lawn, together with an enclosed rear garden, also mainly lawned, and benefitting from a useful brick built storage shed.

The property is situated within a popular residential area, conveniently positioned for a range of local shops, schools, and everyday amenities. A wider selection of facilities can be found in the nearby town centre of Normanton, which offers an excellent range of shops, a railway station, and easy access to the national motorway network, making it ideal for commuters.



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.



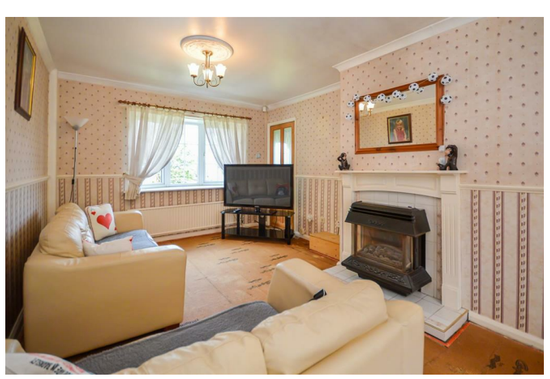
ACCOMMODATION

RECEPTION HALL
11'5" x 5'10" (3.50m x 1.80m)

A UPVC double glazed front entrance door with a matching side window leads into the reception hall. Benefitting from a central heating radiator, staircase rising to the first floor landing, and a useful understairs storage area.

LIVING ROOM
15'8" x 10'9" (4.80m x 3.30m)

A spacious dual aspect reception room with windows to both the front and rear elevations, two central heating radiators, and a feature fireplace incorporating a tiled inset and hearth housing a living flame coal effect gas fire with back boiler.





KITCHEN
10'5" x 7'6" (3.20m x 2.30m)

Fitted with a range of wooden fronted wall and base units with laminate work surfaces incorporating a stainless steel sink unit. There is space for an electric cooker, plumbing for a washing machine, and space for an under counter fridge. The kitchen also benefits from a built-in larder cupboard, separate storage cupboard, a window overlooking the rear garden, and a rear entrance door providing access outside.

FIRST FLOOR LANDING
With loft access hatch and doors leading to both bedrooms and the house bathroom.

BEDROOM ONE
13'5" x 10'2" (4.10m x 3.10m)

A generous double bedroom featuring a window to the front elevation, central heating radiator, and a useful over stairs wardrobe.



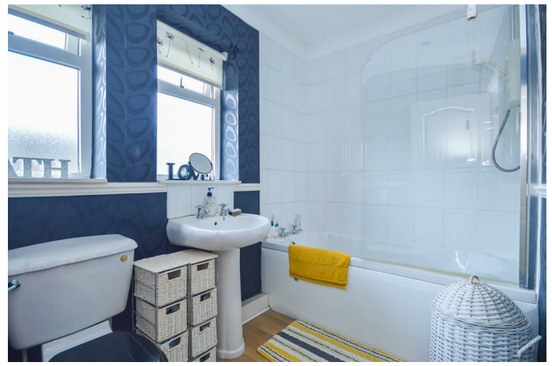
BEDROOM TWO
12'1" x 10'5" (max) (3.70m x 3.20m (max))

Overlooking the rear garden, this well proportioned double bedroom benefits from a central heating radiator and a double fronted built-in airing cupboard housing the hot water cylinder.



BATHROOM
8'6" x 5'6" (2.60m x 1.70m)

Appointed with a three piece suite comprising a panelled bath with electric shower over and glazed shower screen, pedestal wash basin, and low flush WC. The room also benefits from part tiled walls and two frosted windows to the rear elevation.



OUTSIDE
To the front of the property is a larger-than-average lawned garden with fenced boundaries. To the rear is a further enclosed garden, predominantly laid to lawn, with a patio seating area and a substantial brick-built storage shed. A gate provides access to the rear service lane.



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.

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.