



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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1 The Grove, Normanton, WF6 1AE

For Sale Freehold £199,999

Situated in the heart of Normanton within walking distance of the town centre amenities is this substantial end terraced family home, well presented throughout and boasting spacious and well presented living accommodation over three levels including five bedrooms, three bathrooms (one en suite) and two reception rooms.

The accommodation briefly comprises entrance hall, living room, sitting/dining room, kitchen with access down to the cellar, rear entrance hall and downstairs bathroom/w.c. The first floor landing leads to four bedrooms and the first floor bathroom/w.c. The main bedroom benefits from an en suite shower room/w.c. and there is a large fifth bedroom located on the second floor. Outside, there is a pebbled driveway to the front providing off street parking and a pleasant low maintenance yard style garden to the rear which is enclosed with gated access.

Normanton town centre offers a range of amenities including local shops, supermarkets, schools, train station, bus routes and excellent access to the M62 motorway for those wishing to commute to Leeds and further afield.

An internal viewing is essential to fully appreciate the accommodation on offer.

IMPORTANT NOTE TO PURCHASERS

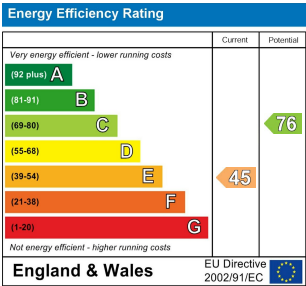
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

Composite front entrance door with sunlight above leading into the entrance hall. Coving to the ceiling, inset spotlights, laminate flooring, staircase to the first floor landing and doors to the living room and sitting/dining room.

LIVING ROOM

13'0" x 12'11" [3.97m x 3.96m]
UPVC double glazed walk-in bay window to the front, laminate flooring, coving to the ceiling, ceiling rose, central heating radiator with cover and an electric fire on a marble hearth with decorative wooden surround.



SITTING/DINING ROOM

13'4" x 12'1" [4.07m x 3.69m]
UPVC double glazed window to the rear, laminate flooring, ceiling rose, central heating radiator and a feature brick fireplace with grate for an open fire. Door to the kitchen.



KITCHEN

13'10" x 9'10" [4.22m x 3.01m]
Comprising a range of wall and base units with solid wood work surface over incorporating a sink and drainer unit, integrated oven and grill, four ring electric hob, plumbing and space for a washing machine, space for a tall fridge/freezer, tiled splash backs, central heating radiator, UPVC double glazed window to the side and coving to the ceiling. Doors to the rear entrance hall and steps down to the cellar.

REAR ENTRANCE HALL

Timber rear entrance door out to the garden and door to the downstairs bathroom/w.c.

BOOT ROOM/W.C.

9'1" x 5'4" [2.78m x 1.63m]
Pedestal wash basin and low flush w.c. Part tiled walls, tile effect laminate flooring. UPVC double glazed frosted window to the rear and central heating radiator. Panelled walls with inbuilt bench with storage under.

CELLAR ROOM ONE

14'11" x 8'8" [4.55m x 2.66m]

CELLAR ROOM TWO

6'2" x 3'4" [1.90m x 1.02m]

CELLAR ROOM THREE

13'7" x 7'3" [4.16m x 2.22m]

CELLAR ROOM FOUR

14'0" x 4'1" [4.28m x 1.25m]

FIRST FLOOR LANDING

Doors to four bedroom, first floor bathroom/w.c. and staircase leading up to bedroom five on the second floor. Laminate flooring.

BEDROOM ONE

23'3" x 9'6" [max] [7.11m x 2.90m [max]]
UPVC double glazed window to the rear, two ceiling roses, coving to the ceiling, central heating radiator with cover and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM

5'11" x 5'10" [1.82m x 1.80m]
Three piece suite comprising shower cubicle with thermostatic shower, pedestal wash basin and low flush w.c. Part tiled walls, tiled floor, inset spotlights and timber framed frosted window to the side.

BEDROOM TWO

13'1" x 9'4" [3.99m x 2.87m]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

11'1" x 7'3" [3.40m x 2.22m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

9'10" x 7'0" [3.01m x 2.14m]
UPVC double glazed window to the front and central heating radiator.



SHOWER ROOM

10'3" x 4'4" [3.14m x 1.34m]
Comprising of a three piece suite with a walk in shower cubicle with solid glass shower with mixer shower and showerhead attachment, low flush W.C., wash basin with mixer taps.



BEDROOM FIVE - SECOND FLOOR

17'3" x 15'9" [5.26m x 4.82m]
UPVC double glazed window to the side and central heating radiator.

OUTSIDE

There is a pebbled driveway to the front providing off street parking and a pleasant low maintenance yard style garden to the rear which is enclosed with gated access.



PLEASE NOTE

Please note: there is a Japanese Knotweed treatment plan for this property until August 2026. Further details are available on request.

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.