Richard Kendall Estate Agent

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1 Manor Court, Normanton, WF6 1NZ

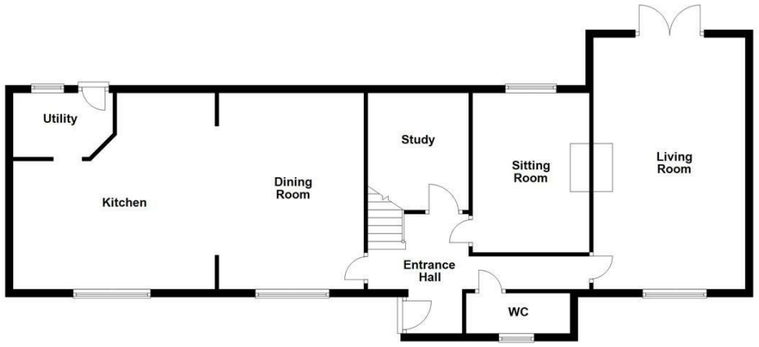
For Sale Freehold £400,000

Offered to the market with no onward chain and situated in this private and very sought after courtyard location in the popular town of Normanton is this four/five bedroom stone built family home.

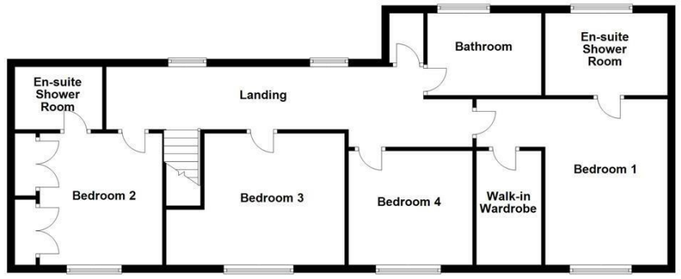
Offering expansive living accommodation and originally constructed to a high specification, this property comprises in brief, to the ground floor a living room, separate dining room, kitchen diner with integrated appliances, downstairs study and w.c. To the first floor there are four bedrooms, all of which are doubles including two en suites to principal bedrooms. Off street parking to the front and a private courtyard garden to the rear.

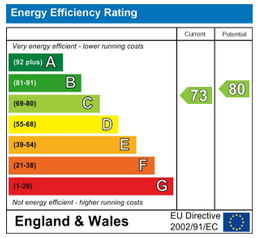
The property itself is within close proximity of Normanton town centre and offers extensive living accommodation, which is rarely found on the open market. This property would be ideal for any large family looking to locate to the area and an early viewing is advised.

Ground Floor



First Floor





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 HALLWAY
UPVC double glazed front door with frosted window. UPVC double glazed window to the front, central heating radiator and marble tiled floor.

LIVING ROOM
21'9" x 13'2" (6.63m x 4.03m)
Two UPVC double glazed windows to the front and UPVC double glazed French doors to the rear. Stone chimney breast dual aspect to the sitting room. Two central heating radiators.

SITTING ROOM
10'2" x 13'7" (3.12m x 4.16m)
Stone chimney breast dual aspect to the living room. UPVC double glazed window to the rear and central heating radiator.

STUDY
9'11" x 8'1" (3.03m x 2.47m)
Central heating radiator and understairs storage cupboard.

W.C.
4'1" x 5'10" (1.25m x 1.78m)
Marble tiled floor. Two piece suite comprising space saver sink and floating w.c.. Central heating radiator and UPVC double glazed frosted window to the front.

DINING ROOM
12'3" x 18'0" (3.75m x 5.51)
The dining room has a large UPVC double glazed window to the front, central heating radiator and a stone archway with an exposed wooden beam leading into the kitchen.

KITCHEN
17'1" max x 17'5" (5.22m max x 5.33m)
Marble tiled floor. A ranged of wall and base units, Quartz work surfaces, sink with mixer tap and pressure tap. Five ring burning gas hob, integrated oven and grill, integrated fridge freezer, integrated microwave, three UPVC double glazed windows to the front, UPVC double glazed window to the rear, central heating radiator.

UTILITY ROOM
4'7" x 10'5" (1.42m x 3.2m)
UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING
Corridor running the length of the property has has two UPVC double glazed windows to the rear. Fitted storage cupboard, two central heating radiators and two access points to the loft.

BEDROOM ONE
10'8" x 15'1" (3.26m x 4.6m)
Two UPVC double glazed windows to the front, access into the dressing area and en suite/w.c.

DRESSING AREA
5'5" x 9'10" (1.67m x 3.0m)

EN SUITE/W.C.
5'2" x 11'8" (1.59m x 3.57m)
Tiled walls and tiled floor. Two UPVC double glazed windows to the rear. Low level flush w.c., ceramic sink with mixer tap and a large steam room style shower.

BEDROOM TWO
12'7" x 10'2" (3.86m x 3.11m)
Two fitted wardrobes, central heating radiator and two UPVC double glazed windows to the front.

EN SUITE/W.C.
5'3" x 7'8" (1.61m x 2.35m)
Three piece suite in white comprising low level flush w.c., ceramic sink with mixer tap, rainfall shower, chrome heated towel rail and two UPVC double glazed frosted windows to the rear.

BEDROOM THREE
12'7" x 18'8" (3.84m x 5.71m)
Two UPVC double glazed windows to the front, central heating radiator.

BEDROOM FOUR
9'11" x 10'5" (3.04m x 3.2m)
Two UPVC double glazed windows to the front and central heating radiator.

HOUSE BATHROOM/W.C.
10'0" x 6'10" (3.05m x 2.10m)
Four piece suite comprising a generous size bath, rainfall style shower, chrome heated towel rail, low flush w.c., ceramic sink with mixer tap, tiled walls and floor. Two UPVC double glazed windows to the rear.

OUTSIDE
To the front of the property there is a small garden with hedges and bushes. To the side there is off road parking via a private driveway. To the rear there is a low maintenance courtyard style garden, fully enclosed with a number of mature planted shrubs and a raised decked seating area.

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.