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 Western Gales Way, Normanton, WF6 1UA

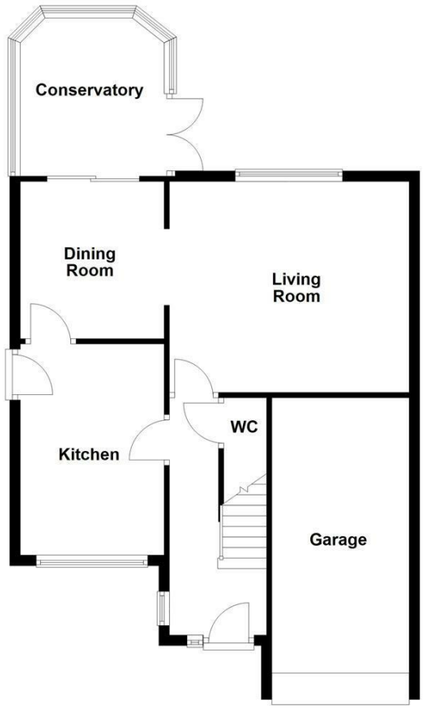
## For Sale Freehold £365,000

A deceptively spacious four bedroom detached family home, featuring an en suite to the principal bedroom and a beautifully private enclosed rear garden. Benefitting from a gas fired central heating system and UPVC double glazed windows, this comfortable and well presented home is ideal for modern family living.

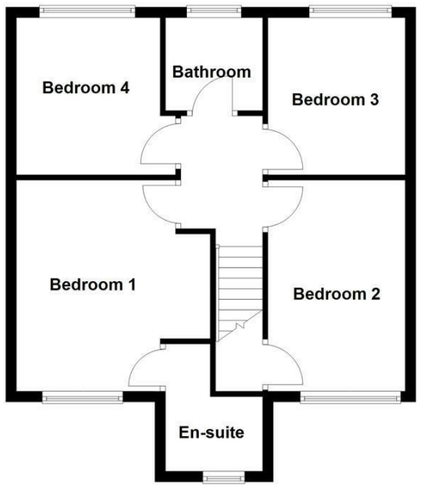
The property is approached via a welcoming reception hall with a useful guest cloakroom/WC. To the rear of the property is the main living room, enjoying pleasant views over the garden and opening through to a separate dining room, creating an excellent space for both relaxing and entertaining. Also positioned to the rear is a conservatory, taking full advantage of the attractive and particularly private garden outlook. The kitchen is fitted with a comprehensive range of wall and base units incorporating integrated cooking appliances, together with a stable style external door providing side access. To the first floor, the principal bedroom benefits from its own en suite shower room, whilst the remaining three well proportioned bedrooms are served by the family bathroom. Externally, the property offers ample off-street parking to the front, along with an integral garage. To the rear is a delightful enclosed garden enjoying an excellent degree of privacy, incorporating patio seating areas and established shrubbery.

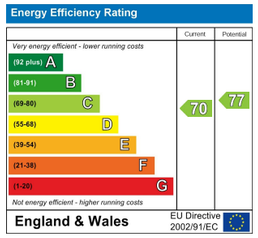
The property is situated within this sought after residential area on the southern fringe of Normanton, conveniently placed for a good range of local shops, schools and recreational facilities. A broader selection of amenities can be found in the town centre, which benefits from its own railway station and excellent access to the national motorway network.

### 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

### RECEPTION HALL
14'9" x 6'2" (4.5m x 1.9m)
Composite front entrance door with side screen and additional window to the side elevation. Double central heating radiator, staircase leading to the first floor and a useful understairs storage cupboard.

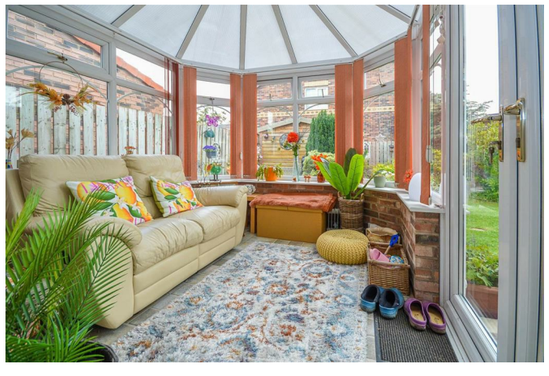
### DOWNSTAIRS W.C.
4'11" x 2'7" (1.5m x 0.8m)
Fitted with a two piece cloakroom suite comprising low suite WC and corner wash basin. Central heating radiator and extractor fan.

### LIVING ROOM
14'9" x 13'1" (4.5m x 4.0m)
A spacious reception room with a large window taking full advantage of the views over the rear garden, double central heating radiator and a feature fireplace with marble interior housing a living flame coal effect gas fire (currently not in use). Archway leading through to the adjoining dining room.



### DINING ROOM
9'10" x 8'10" (3.0m x 2.7m)
Connecting door through to the kitchen, patio doors leading into the conservatory and a double central heating radiator.

### CONSERVATORY
10'5" x 9'2" (3.2m x 2.8m)
With double doors opening out onto the rear garden and benefitting from electric light and power.



### KITCHEN
13'1" x 8'10" (4.0m x 2.7m)
Having a window to the front elevation and stable style external door to the side. Fitted with a broad range of cream fronted wall and base units with contrasting dark laminate worktops incorporating a stainless steel sink unit. Integrated appliances include a stainless steel four ring gas hob with matching filter hood and splashback, built in oven and microwave, integrated fridge freezer and slimline dishwasher, together with space and plumbing for a washing machine. Central heating radiator.

### FIRST FLOOR LANDING
With fold down access hatch to the loft space and fitted ladder. Doors to four bedrooms and the house bathroom.

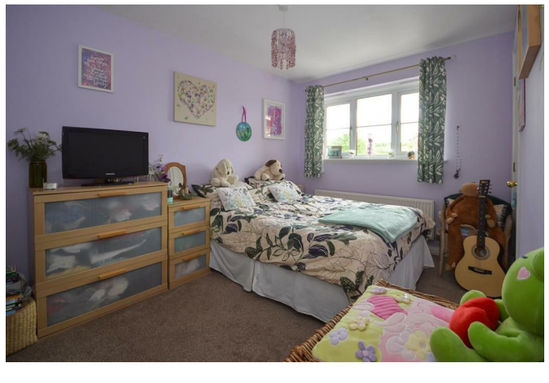
### BEDROOM ONE
13'1" x 9'10" (4.0m x 3.0m)
Window to the front elevation, central heating radiator and two double fronted fitted wardrobes.



### EN SUITE SHOWER ROOM
6'2" x 5'2" (1.9m x 1.6m)
Frosted window to the front elevation, part tiled walls and fitted with a three-piece suite comprising corner shower cubicle, vanity wash basin with cupboards beneath and low suite WC. Chrome ladder style heated towel rail, central heating radiator and extractor fan.



### BEDROOM TWO
13'1" x 5'2" (4.0m x 1.6m)
Window to the front elevation, central heating radiator and over stairs airing cupboard housing the insulated hot water cylinder.



### BEDROOM THREE
9'10" x 8'10" (3.0m x 2.7m)
Window overlooking the rear garden, central heating radiator and a range of fitted wardrobes with matching drawers and cupboards.

### BEDROOM FOUR
9'10" x 8'6" (3.0m x 2.6m)
Window overlooking the rear garden and central heating radiator.

### BATHROOM
6'2" x 5'10" (1.9m x 1.8m)
Frosted window to the rear elevation, part tiled walls and fitted with a three-piece suite comprising panelled bath with shower over, vanity wash basin with cupboards beneath and low suite WC with concealed cistern system. Central heating radiator and extractor fan.



### OUTSIDE
To the front of the property there is a driveway providing ample off street parking and leading to the integral garage. To the rear is a lovely enclosed garden enjoying an excellent degree of privacy, laid mainly to lawn with sheltered patio seating areas, together with two timber sheds available by separate negotiation if required.



### COUNCIL TAX BAND
The council tax band for this property is D.

### 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.