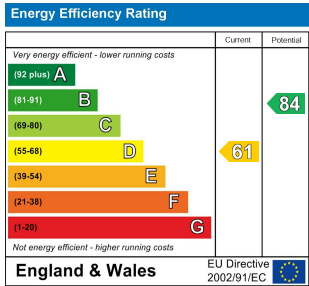


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall

Estate Agent

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NORMANTON

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PONTEFRACT & CASTLEFORD

01977 798 844



## 46 Cemetery Road, Normanton, WF6 2EW

### For Sale Freehold £130,000

Situated in the popular area of Normanton, this well presented two bedroom mid terrace property offers well proportioned accommodation throughout and no chain. The home benefits from ample reception space, and an attractive, low maintenance enclosed garden, making it a property not to be missed.

The accommodation briefly comprises a welcoming living room, which leads to an inner hallway with stairs rising to the first floor and access to the dining room. The dining room benefits from useful under stairs storage and provides access to the kitchen. The kitchen leads to a rear porch, which in turn opens out to the rear garden. To the first floor, the landing provides access to two bedrooms, including the principal bedroom with a built in storage cupboard, a house bathroom, and an additional storage cupboard. Externally, the property features a buffer garden to the front, predominantly paved and enclosed by hedging and walls, providing access to the front entrance. To the rear is a fully enclosed garden, mainly laid with a paved patio area ideal for outdoor dining, complemented by pebbled and planted borders. The garden also benefits from a timber gate to the rear and is ideal for pets and children.

Normanton is a highly desirable location, appealing to first time buyers, professional couples, and small families alike. The property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in Normanton town centre. Excellent transport links are also close by, including local bus routes, Normanton train station with direct links to major cities such as Leeds and Sheffield, and easy access to the M62 motorway for commuters.

An internal viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.





## ACCOMMODATION

### LIVING ROOM

10'11" x 11'10" [max] x 10'7" [min] [3.35m x 3.62m [max] x 3.25m [min]]

UPVC double glazed door to the front and a coving to the ceiling, gas fireplace with tiled half, brick surround and wooden mantel, central heating radiator. Door through to the inner hallway.



### INNER HALLWAY

Stairs to the first floor landing, central heating radiator. Door to the dining room.

### DINING ROOM

11'10" x 11'10" [max] x 10'7" [min] [3.62m x 3.63m [max] x 3.25m [min]]

Opening to the kitchen, timber framed window to the rear porch, access to the understairs storage cupboard, coving to the ceiling, dado rail, central heating radiator.



### KITCHEN

6'7" x 11'1" [2.02m x 3.38m]

Frosted timber glazed window to the rear, timber framed window into the porch, timber framed glazed door to the porch, coving to the ceiling. A range of wall and base shaker style units with worktops, stainless steel sink with drainer and mixer tap with tiled splashback, four ring induction hob with extractor hood above. Integrated

oven, integrated dishwasher, integrated under counter fridge freezer.

### REAR PORCH

4'11" x 10'3" [1.50m x 3.14m]

Frosted timber framed single pane windows to the side, central heating radiator, door to the rear garden.

### FIRST FLOOR LANDING

Central heating radiator, doors to two bedrooms and the house bathroom.

### BEDROOM ONE

10'11" x 11'10" [max] x 10'8" [min] [3.35m x 3.63m [max] x 3.26m [min]]

UPVC double glazed window to the front, central heating radiator, access into a storage cupboard.



### BEDROOM TWO

7'8" x 11'10" [max] x 7'8" [min] [2.36m x 3.62m [max] x 2.34m [min]]

UPVC double glazed window to the rear, central heating radiator.



### BATHROOM

9'6" x 8'1" [2.91m x 2.47m]

Frosted UPVC double glazed window to the rear, central heating radiator. Low flush W.C., ceramic wash basin set into a storage unit with mixer tap, panelled bath with

mixer tap, overhead shower and additional shower attachment, and partially tiled walls.



### OUTSIDE

To the front of the property is a paved garden with surrounding wall and hedging leading to the front door. To the rear is a low maintenance garden mainly paved patio, ideal for outdoor dining and entertaining, with planted beds. Fully enclosed by walls and fencing with a timber gate to the rear.



### 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.