



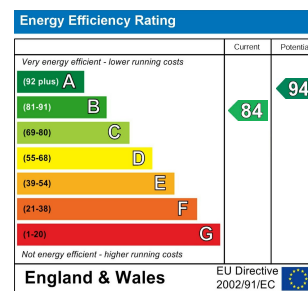
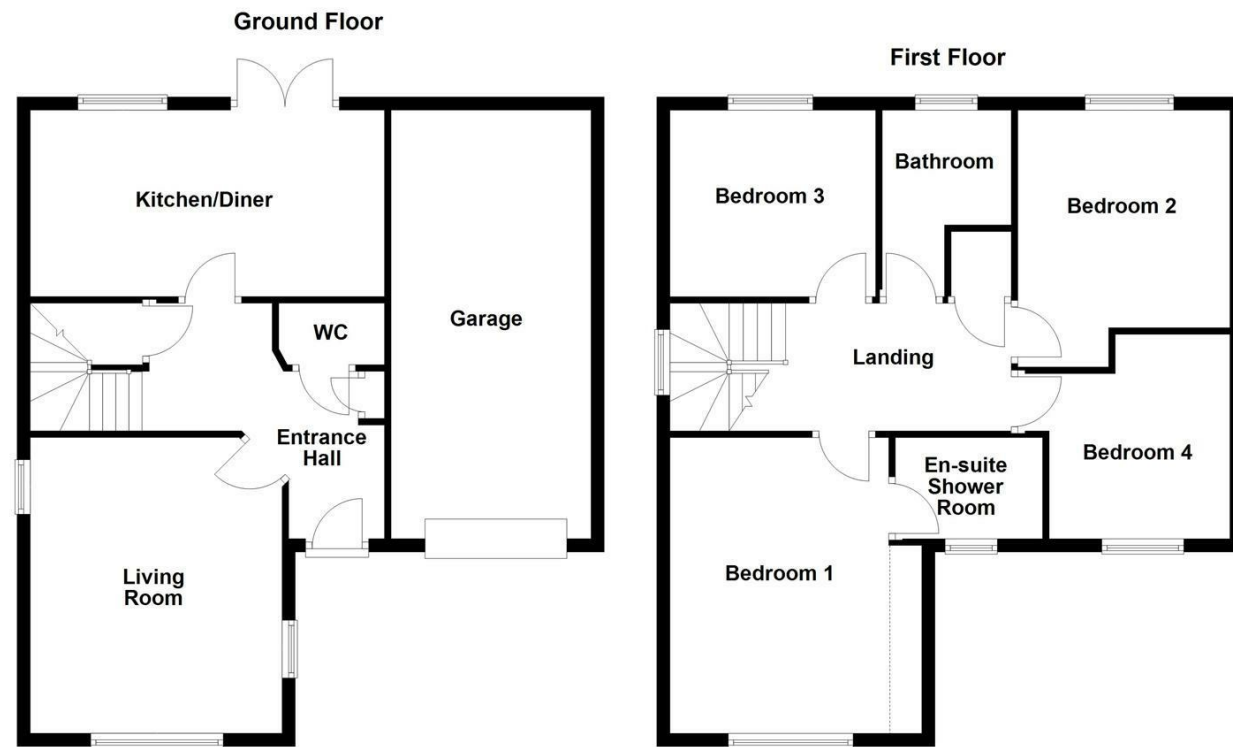
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**IMPORTANT NOTE TO PURCHASERS**

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.



**110 Benson Lane, Normanton, WF6 2HS**

**For Sale Freehold £320,000**

Situated on this highly sought after modern development is this superbly presented four bedroom detached family home offering spacious and versatile accommodation throughout, this property boasts four well proportioned bedrooms, generous reception space and a good sized plot with off street parking and a larger than average garage, making it an ideal choice for the growing family.

The accommodation briefly comprises an entrance hall with two useful storage cupboards, a downstairs w.c., a spacious living room and an open plan kitchen/diner with doors leading out to the rear garden. To the first floor, the landing provides access to the loft, a further storage cupboard, four bedrooms and the house bathroom. The principal bedroom benefits from fitted wardrobes and en suite shower facilities. Externally, the front garden is lawned with planted shrubs, alongside a tarmac driveway providing off road parking for two vehicles and leading to the oversized integral garage with power and light. The rear garden is mainly laid to lawn with raised planted bed, concrete and paved patio seating area, perfect for outdoor dining and entertaining, fully enclosed by walls and fencing.

Normanton is a highly convenient location, well suited to a variety of buyers. Local shops, amenities, and well regarded schools are within walking distance, with further facilities available in Normanton town centre. Excellent transport links include local bus routes, Normanton train station providing direct connections to major cities including Leeds and Sheffield, and easy access to the M62 motorway, making it perfect for commuters.

Offered for sale with no onward chain, a full internal inspection is strongly recommended to fully appreciate the space, quality, and potential this fantastic home has to offer.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front door, central heating radiator and stairs to the first floor landing. Doors to the living room, downstairs w.c, kitchen diner and two storage cupboards.

### LIVING ROOM

14'9" x 12'5" max x 9'10" min [4.50m x 3.80m max x 3.00m min]  
Three UPVC double glazed windows (two to either side and one to the front), central heating radiator and a multi fuel burning stove with marble hearth and stone tile surround.



### W.C.

3'2" x 5'2" max x 4'11" min [0.98m x 1.60m max x 1.50m min]  
Extractor fan, central heating radiator, low flush w.c. and pedestal wash basin with mixer tap and tiled splashback.

### KITCHEN/DINER

17'6" x 9'4" [5.35m x 2.85m]  
Range of modern wall and base units with laminate work surface over,

stainless steel 1.5 sink and drainer with mixer tap, four ring gas hob with stainless steel splashback and extractor hood above, integrated double oven, integrated dishwasher, integrated fridge freezer and integrated washing machine. Central heating radiator, UPVC double glazed window to the rear and set of UPVC double glazed French doors.



### FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the side, loft access and storage cupboard. Doors to four bedrooms and the house bathroom.

### BEDROOM ONE

14'9" x 10'6" [4.50m x 3.21m]  
UPVC double glazed window to the front, central heating radiator, fitted wardrobe and a door leading to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'2" x 5'2" [2.20m x 1.58m]  
Frosted UPVC double glazed window to the front, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with mains fed shower head attachment and glass screen.



### BEDROOM TWO

12'9" x 10'7" max x 4'7" min [3.90m x 3.25m max x 1.40m min]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

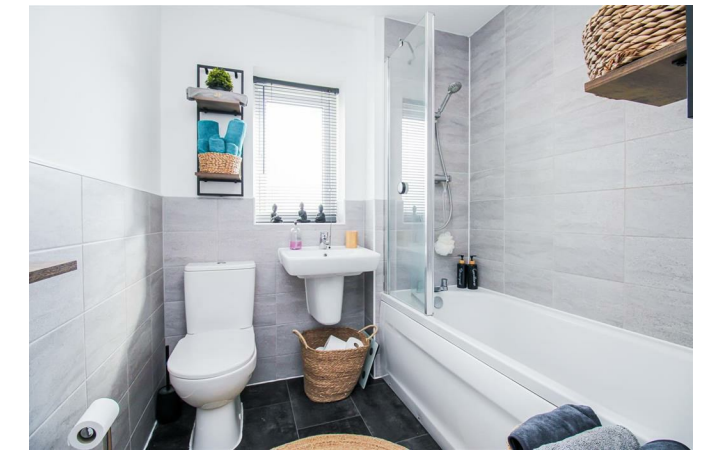
9'6" x 10'3" [2.91m x 3.14m]  
UPVC double glazed window to the rear and central heating radiator.

### BEDROOM FOUR

10'6" x 10'7" max x 5'8" min [3.22m x 3.24m max x 1.75m min]  
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

9'6" x 6'5" max x 3'1" min [2.90m x 1.96m max x 0.96m min]  
Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan, low flush WC, wash basin with mixer tap and panel bath with mixer tap and mains-fed shower head attachment with glass screen. Half tiled.



### OUTSIDE

To the front is a tarmac driveway providing off road parking for two vehicles leading to the larger than average single integral garage. There is a lawned garden and pebbled areas with mature shrubs. To the rear is a lawned garden with planted beds and railway sleeper borders, concrete and paved patio areas, ideal for outdoor dining and entertaining, fully enclosed by hedges and timber fencing.



### 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.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

### GARAGE

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.