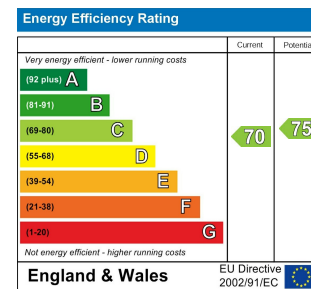
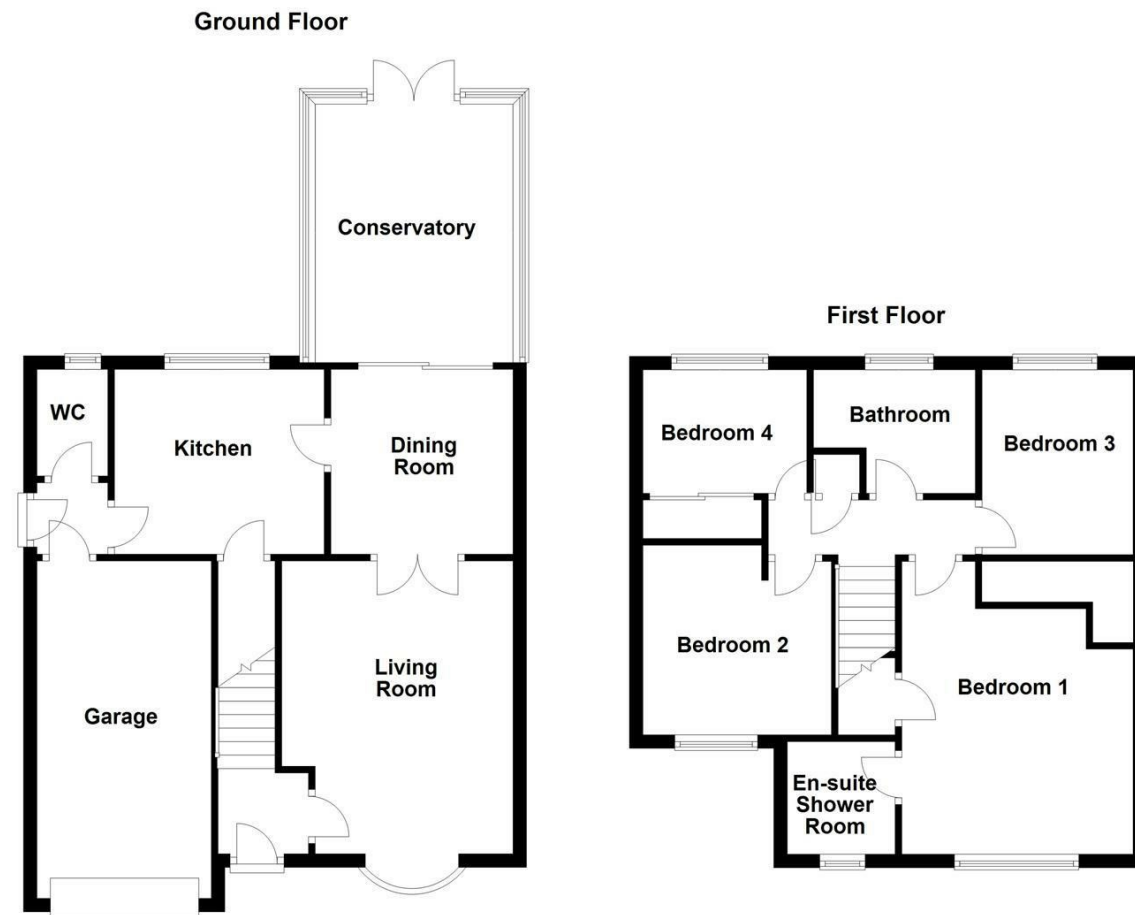




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



5 Dalefield Way, Normanton, WF6 1BS

For Sale Freehold £280,000

A deceptively spacious four bedroom detached family home, situated in this popular residential area within easy reach of Normanton town centre, benefiting from an en suite to the principal bedroom, generous living accommodation and attractive gardens.

The property benefits from gas central heating, UPVC double glazing throughout, CCTV and a burglar alarm system and is approached via a welcoming entrance hall leading into a spacious living room. Double doors open through to a separate dining room, which in turn flows into a conservatory overlooking the rear garden, creating an ideal space for family living and entertaining. The kitchen is fitted to a good standard with integrated cooking facilities and provides access through to a rear hallway, where there is a downstairs WC and internal access to the integral garage. To the first floor, the principal bedroom benefits from an en suite shower room, while three further well proportioned bedrooms are served by a family bathroom. Externally, the property enjoys gardens to both the front and rear, along with ample driveway parking leading to the integral garage.

The property is well placed for a range of local amenities including shops, schools and recreational facilities, with a wider selection available in nearby Normanton town centre. Normanton railway station and the motorway network are also easily accessible, making the property ideal for commuters.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, tiled floor, central heating radiator concealed within a cabinet and staircase leading to the first floor.

LIVING ROOM

14'1" x 11'1" [4.3m x 3.4m]

Bay window to the front elevation, two central heating radiators, wood effect laminate flooring and double doors leading through into the adjoining dining room.



DINING ROOM

9'2" x 8'10" [2.8m x 2.7m]

Ceramic tiled floor, central heating radiator and double glazed sliding doors leading through into the conservatory.



CONSERVATORY

12'5" x 9'10" [3.8m x 3.0m]

French doors leading out to the rear garden and wall mounted electric heater.

KITCHEN

10'2" x 9'2" [3.1m x 2.8m]

Fitted to a lovely standard with a modern range of wall and base units incorporating laminate worktops and tiled splashbacks. Inset acrylic sink unit, four ring ceramic hob with filter hood above, built in oven and grill, integrated fridge and freezer and integrated slimline dishwasher. Central heating radiator, continuation of the ceramic tiled flooring and useful understairs pantry style storage cupboard. Window overlooking the rear garden.

REAR ENTRANCE HALLWAY

Composite side entrance door, connecting door through to the garage and door leading through into the downstairs W.C.

W.C.

5'2" x 3'3" [1.6m x 1.0m]

Frosted window to the rear elevation, tiled walls and floor and fitted with a two piece cloakroom suite comprising low flush W.C. and vanity wash basin with cupboard beneath. Central heating radiator.

INTEGRAL GARAGE

17'4" x 7'10" [5.3m x 2.4m]

Up and over door to the front, wall mounted gas fired central heating boiler and space and plumbing for a washing machine. Connecting door through into the rear hall.

FIRST FLOOR LANDING

Loft access point and built in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

14'5" x 11'5" [4.4m x 3.5m]

Window to the front elevation, central heating radiator, range of fitted wardrobes and useful overstairs storage cupboard.



EN SUITE SHOWER ROOM/W.C.

14'5" x 5'6" [4.4m x 1.7m]

Frosted window to the front elevation, tiled walls and floor and fitted with a three piece suite comprising corner shower cubicle with thermostatic shower, corner wash basin and low flush W.C. Chrome ladder style heated towel rail and extractor fan.



BEDROOM TWO

9'6" x 8'10" [2.9m x 2.7m]

Window to the front elevation and central heating radiator.



BEDROOM THREE

9'6" x 7'10" [2.9m x 2.4m]

Window overlooking the rear garden, central heating radiator and fitted wardrobe with sliding doors.

BEDROOM FOUR

9'2" x 7'6" [2.8m x 2.3m]

Window overlooking the rear garden and central heating radiator.

BATHROOM/W.C.

7'10" x 5'10". [2.4m x 1.8m.]

Frosted window to the rear elevation, tiled walls and floor and fitted with a three piece suite comprising panel bath with electric shower over and folding glazed screen, pedestal wash basin and low flush W.C. Ladder style heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a neat lawned garden with mature shrub borders and ample driveway parking leading up to the integral garage. To the rear is a larger enclosed garden incorporating a decked patio seating area, good sized lawn and mature specimen shrubs.



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.

EPC RATING

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