Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

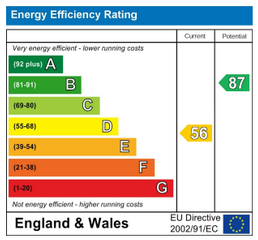
195 Wakefield Road, Normanton, WF6 1BP

For Sale Freehold Offers Around £185,000

A deceptively well proportioned three bedroomed semi detached house enjoying a slightly elevated non estate position within easy reach of all the town centre facilities, offered with no chain.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached from the front through a small entrance hallway that opens into a well proportioned living room with a feature fireplace. Double doors lead through to a dining/kitchen that is fitted with a good range of modern units with integrated appliances. To the first floor there are three well proportioned bedrooms served by a modern bathroom. Outside, the property has a broad block paved parking area to the front. Whilst round to the rear, there is a lovely enclosed lawned garden with patio sitting area.

The property is situated in this non estate position within very easy reach of the broad range of shops, schools and recreational facilities offered by Normanton town centre. Normanton itself has its own railway station and ready access to the national motorway network.



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 PORCH
UPVC front entrance door, wood strip flooring and inner door to the living room.

LOUNGE
13'9" x 12'1" (4.2m x 3.7m)
Oriel bay window to the front, double central heating radiator, continuation of the wood strip flooring, part dado panelling and feature fireplace with ornate surround with marbled insert and hearth housing a living flame electric fire. Double doors lead through to the adjoining dining kitchen.

DINING KITCHEN
14'1" x 11'9" (4.3m x 3.6m)
Window overlooking the rear garden and fitted with a good range of gloss white fronted wall and base units with contrasting dark laminate work tops and tiled splash backs, inset stainless steel sink unit, four ring gas hob with filter hood over, built in oven and integrated microwave, matching cupboard concealing space for a tall fridge/freezer and space and plumbing for a dishwasher or tumble dryer. Central heating radiator and wood strip flooring.

INNER HALLWAY
Central heating radiator, stairs to the first floor and connecting door through to the downstairs w.c.

W.C.
4'7" x 3'3" (1.4m x 1.0m)
Part tiled walls and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin.

REAR PORCH
6'6" x 5'2" (2.0m x 1.6m)
Single glazed windows and door to the rear garden.

CELLAR HEAD
With steps down to a useful storage cellar.

FIRST FLOOR LANDING
17'4" x 6'10" (5.3m x 2.1m)
Spacious landing with window overlooking the rear garden, useful study area and a loft access hatch.

BEDROOM ONE
14'1" x 10'2" (4.3m x 3.1m)
A well proportioned room with window to the front and central heating radiator.

BEDROOM TWO
10'9" x 6'6" (3.3m x 2.0m)
Window to the front and central heating radiator.

BEDROOM THREE
9'6" x 7'10" (max) (2.9m x 2.4m (max))
Window to the side and central heating radiator.

BATHROOM/W.C.
8'10" x 5'10" (2.7m x 1.8m)
Part tiled walls and fitted with a three piece white and chrome suite comprising corner bath with two showers over, vanity wash basin with cupboards over and low suite w.c. with concealed cistern. Frosted window to the rear and chrome ladder style heated towel rail.

OUTSIDE
To the front the property has a broad block paved parking area with a well stocked flower bed. To the rear of the house there is a lovely enclosed garden laid mainly to lawn with a sheltered patio sitting area.

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.

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.