Richard Kendall Estate Agent

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# 12 Queensbury Court, Normanton, WF6 1TY

## For Sale Freehold £335,000

** OPEN TO VIEW SUNDAY 12TH OCTOBER 2025 BETWEEN 2PM AND 4PM | NO APPOINTMENT NECESSARY - SIMPLY GO ALONG AND TAKE A LOOK **

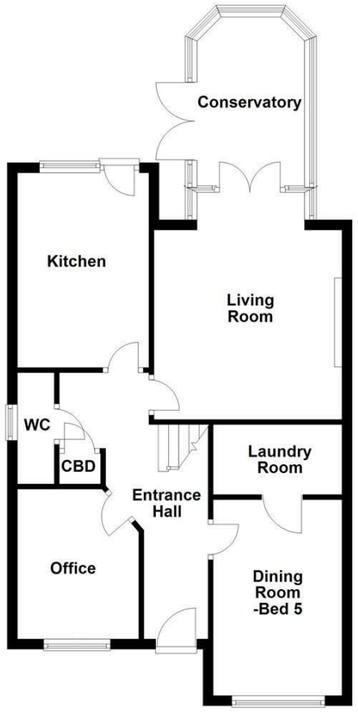
A spacious four bedroomed detached family home set on this pleasant cul-de-sac benefitting from off street parking and an attractive, south facing enclosed garden.

The property briefly comprises of the entrance hall, office, dining room, laundry room, downstairs w.c., kitchen, living room and conservatory. The first floor landing leads to four bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a double driveway and pebbled area which could also be used for parking. To property is not overlooked to the rear with an enclosed garden, mainly laid to lawn with a large storage shed with lean-to shed attached.

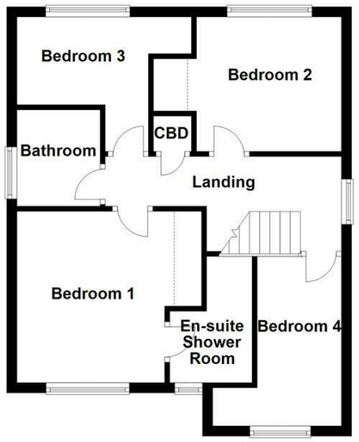
Normanton is ideal for a range of buyers as it is aptly placed for all local amenities including shops and schools. Normanton town centre is only a short distance away with its own supermarket and railway station. For those looking to commute further afield, the M62 is nearby.

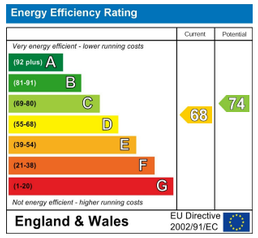
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

### 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

### ENTRANCE HALL
Front entrance door, central heating radiator, stairs to the first floor landing, doors to the office, dining room/bedroom five, downstairs w.c., built in cloakroom cupboard, living room and kitchen.

### OFFICE
7'10" x 9'8" (2.40m x 2.95m)
Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front aspect.

### DINING ROOM
8'3" x 12'9" (2.52m x 3.89m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and door providing access into the laundry room.

### LAUNDRY ROOM
4'5" x 8'6" (1.37m x 2.60m)
Laminate work surface over with space and plumbing for a dryer and combi condensing boiler. Laminate flooring and wardrobe rails.

### W.C.
6'11" x 2'10" (2.12m x 0.87m)
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, laminate flooring and UPVC double glazed frosted window overlooking the side aspect.

### KITCHEN
12'7" x 8'7" (3.86m x 2.64m)
Range of wall and base shaker style units with solid wooden work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with five ring ceramic hob and cooker hood. Space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed window and door to the rear aspect, central heating radiator and laminate flooring.

### LIVING ROOM
11'10" x 12'4" (min) x 14'9" (max) (3.63m x 3.77m (min) x 4.50m (max))
Coving to the ceiling, UPVC double glazed bay window with French doors leading to the conservatory, dado rail and electric fire with decorative surround.

### CONSERVATORY
11'1" x 8'7" (3.39m x 2.62m)
UPVC double glazed windows, a set of UPVC double glazed French doors to the rear garden, fully tiled floor, ceiling fan, power and light.

### FIRST FLOOR LANDING
UPVC double glazed frosted window to the side elevation, loft access, central heating radiator, doors to four bedrooms, house bathroom and a storage cupboard.

### BEDROOM ONE
10'4" x 9'11" (3.15m x 3.04m)
Fitted wardrobes, UPVC double glazed window overlooking the front elevation, central heating radiator and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
4'8" x 4'5" (min) x 7'2" (min) (1.44m x 1.37m (min) x 2.19m (min))
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin. Shaver socket point, central heating radiator and UPVC double glazed frosted window overlooking the front elevation.

### BEDROOM TWO
9'6" x 9'0" (2.90m x 2.75m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe.

### BEDROOM THREE
9'5" (max) x 5'10" (min) x 9'8" (2.88m (max) x 1.78m (min) x 2.97m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR
10'5" (max) x 6'0" (min) x 8'0" (3.19m (max) x 1.84m (min) x 2.46m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.
5'6" x 6'6" (1.70m x 1.99m)
Three piece suite comprising panelled bath with mixer shower, pedestal wash basin and low flush w.c. Central heating radiator and UPVC double glazed frosted window overlooking the side elevation.

### OUTSIDE
To the front is a double driveway and low maintenance pebbled are that could also be used for parking. To the rear is an attractive south facing lawned garden with large timber storage shed with timber lean-to shed attached.

### 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.