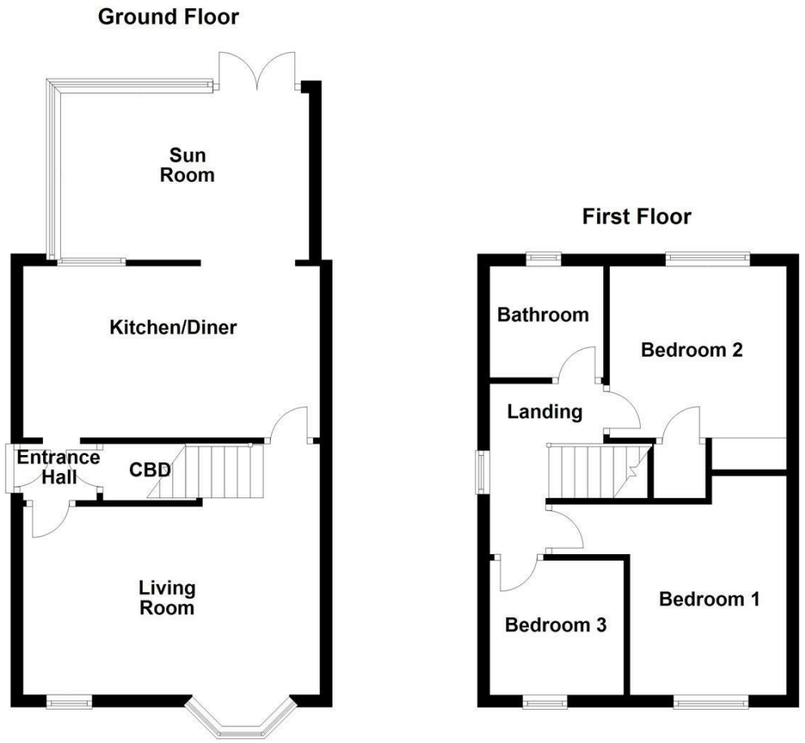

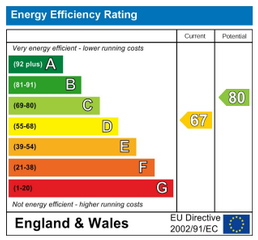

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

16 Truro Drive, Normanton, WF6 2SP

For Sale Freehold £250,000

A superb opportunity to purchase this well presented three bedroom semi detached home, benefiting from ample off road parking, a low maintenance enclosed rear garden, and a brick built summer house with UPVC double glazed doors and being complete with its own WC.

The accommodation briefly comprises a living room to the front aspect and a modern fitted kitchen diner with integrated appliances, featuring a decorative archway leading through to the sunroom overlooking the rear garden. An understairs storage cupboard completes the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a modern three piece house bathroom. Externally, to the front of the property is an 'L' shaped block paved driveway providing ample off road parking for up to three vehicles, extending down the side of the property to a timber gate which gives access to the enclosed rear garden. The rear garden is designed for low maintenance, with an 'L' shaped paved patio area ideal for entertaining and outdoor dining, enclosed by fencing to all three sides. Within the garden is a brick built summer house fitted with UPVC double glazed doors, offering a versatile space suitable for a home office, games room, or bar area, and benefiting from power, lighting, a separate WC, and additional external store access.

The property is well positioned within this popular residential area, close to local schools, amenities, supermarkets, and Normanton town centre, which offers a railway station for those wishing to commute further afield. The M62 motorway network is also only a short distance away, making this an ideal choice for commuters.

This is a fantastic family home of high quality, and early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance door leading to the entrance hall. There is a door providing access to the understairs storage cupboard, the living room and an archway into the kitchen diner.

KITCHEN DINER
8'11" x 15'9" (2.73m x 4.82m)
The kitchen diner has a range of wall and base units with laminate work surface over and tiled splashback above, with inset spotlights to the ceiling and a central heating radiator. A 1½ stainless steel sink and drainer with mixer tap and swan neck plumbing, space for a washing machine under the counter, and space for a large freestanding fridge freezer. There is space for a range cooker with cooker hood over. A UPVC double glazed window looks through to the sunroom, with an archway providing access into it. There is tiled splashback above the work surface, a kick heater within the kitchen, and an integrated full-size Lamona dishwasher. Downlights are built into the wall cupboards. A door also provides access into the living room.

SUNROOM
8'10" x 13'4" (2.71m x 4.07m)
UPVC double glazed windows to two sides and a set of UPVC double glazed French doors leading to the rear garden. There are inset spotlights to the pitched sloping ceiling and a central heating radiator.

LIVING ROOM
15'8" x 13'3" (max) x 10'0" (min) (4.80m x 4.06m (max) x 3.05m (min))
There is a UPVC double glazed bay window overlooking the front aspect, as well as a further double glazed window to the same elevation. Central heating radiator, coving to the ceiling, and a staircase with handrail leading to the first floor landing.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, loft access, and four doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
9'11" x 12'6" (max) x 8'2" (min) (3.04m x 3.82m (max) x 2.51m (min))
UPVC double glazed window overlooking the front elevation and a central heating radiator.

BEDROOM TWO
9'2" x 9'1" (2.81m x 2.77m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, ceiling fan, and a fitted double wardrobe with sliding mirrored doors. There is also a small door providing access to the storage cupboard over the bulkhead of the stairs.

BEDROOM THREE
7'1" x 7'2" (2.18m x 2.20m)
UPVC double glazed window overlooking the front elevation and a central heating radiator.

BATHROOM
5'10" x 6'1" (1.80m x 1.87m)
Comprising a three piece suite including an 'L' shaped panel bath with 'L' shaped glass shower screen and chrome waterfall mixer tap, mixer shower with rain shower head and attachment over, wash basin with chrome waterfall mixer tap built into high gloss vanity unit below, and low flush WC with concealed cistern. Fully tiled walls and floor to ceiling, extractor fan, inset spotlights, UPVC double glazed frosted window to the rear elevation, and chrome ladder style radiator.

OUTSIDE
To the front there is a block paved driveway providing off road parking, with a driveway continuing down the side of the property. A timber gate provides access to the enclosed rear garden. The rear garden is designed for low maintenance, with an 'L' shaped paved patio ideal for entertaining and dining, fully enclosed by fencing to three sides, and a brick built summer house with UPVC double glazed French doors providing access into a useful office space.

SUMMER HOUSE/OFFICE
8'4" x 14'9" (max) x 11'3" (min) (2.55m x 4.51m (max) x 3.45m (min))
Power and lighting fitted, with a door providing access into a WC.

W.C.
4'11" x 3'0" (1.50m x 0.92m)
Low flush WC and wall mounted wash basin with mixer tap, extractor fan, and lighting.

COUNCIL TAX BAND
The council tax band for this property is B.

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.