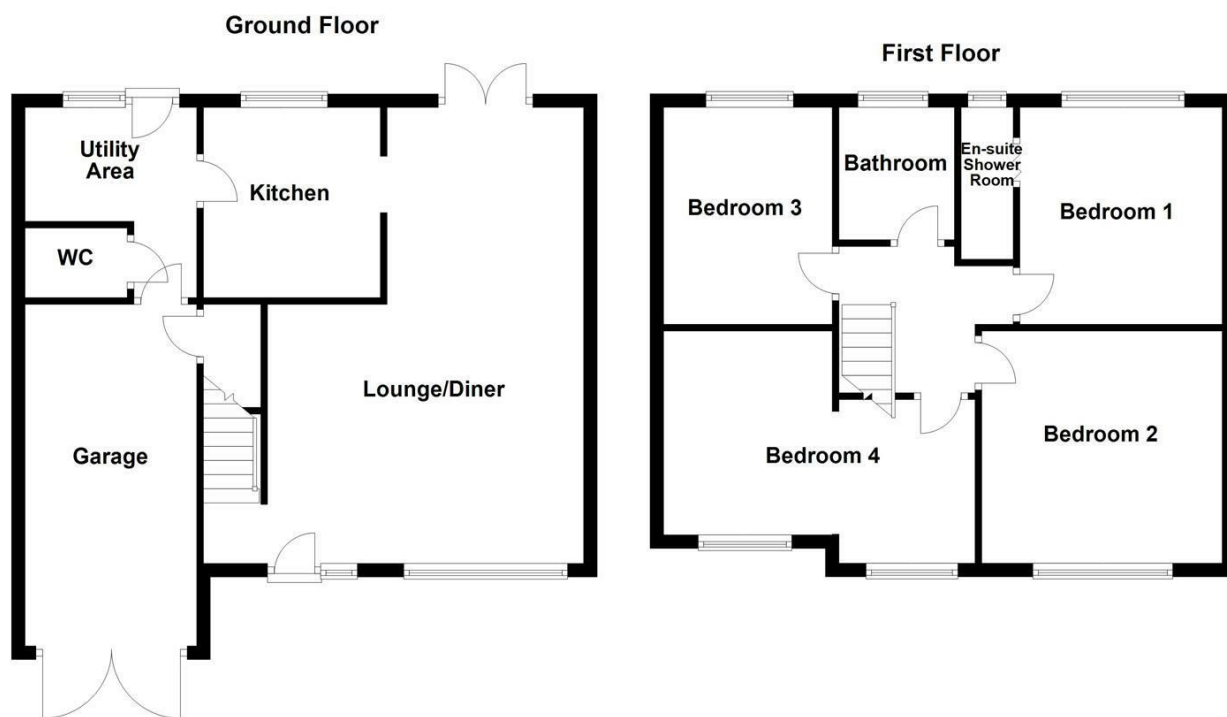


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



5 South Street, Normanton, WF6 1EE

For Sale Freehold £230,000

Four bedroom semi detached house which benefits from a double storey side extension, a large timber entertainment area to the rear, enclosed rear garden and ample off road parking and garage. Benefitting UPVC double glazing and gas central heating.

The accommodation briefly comprises lounge/diner, kitchen, utility area, downstairs w.c. and integral garage. To the first floor the master bedroom benefits from an en suite shower room/w.c. with the three further good sized bedrooms being served by the main house bathroom/w.c. Outside, to the front there is ample off street parking together with a low maintenance pebbled garden whilst to the rear there is an enclosed garden with covered entertainment area, attractive lawn and useful shed.

The property is located close to Normanton town centre which benefits from its own railway station and supermarkets. For those wishing to travel further afield there is a direct link via the M62 motorway making centres such as Manchester and Leeds accessible on a daily basis by car.

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



ACCOMMODATION

LOUNGE/DINER

12'1" x 22'0" [max] [3.70m x 6.73m [max]]
UPVC double glazed front entrance door and UPVC double glazed frosted window to the side. Laminate flooring, coving to the ceiling, two ceiling fans, three central heating radiators and UPVC double glazed French doors to the rear garden. Cast iron multi-fuel burner on a granite hearth, UPVC double glazed window to the front.



INNER HALLWAY

Stairs to the first floor and access to the kitchen.

KITCHEN

8'5" x 9'2" [2.58m x 2.80m]
Fitted with a range of wall and base units with laminate work

surface over and tiled splash back above incorporating a stainless steel sink and drainer with chrome mixer tap. Integrated Kenwood dishwasher, space for a large fridge freezer, freestanding double oven and grill with four ring electric hob and cooker hood above. UPVC double glazed window to the rear, UPVC side entrance door, fully tiled floor, central heating radiator, ceiling fan and built in wine rack.

UTILITY AREA

Laminate work surface with plumbing and drainage for a washing machine, space for a large fridge freezer, fully tiled floor, shelving and UPVC double glazed window and door to the rear. Central heating radiator, door to w.c. and door to garage.

DOWNSTAIR W.C.

Low flush w.c., wall mounted wash basin with mixer tap, fully tiled walls, extractor fan and fully tiled floor.

GARAGE

16'6" x 8'5" [5.05m x 2.57m]
Double doors to the front, useful storage space and shelving. Power and lighting.

FIRST FLOOR LANDING

Central heating radiator, loft access, doors to four bedrooms and the main house bathroom/W.C..

BEDROOM ONE

7'3" x 9'9" [2.23m x 2.99m]
Fitted double wardrobe with sliding drawers and dressing table, UPVC double glazed window to the rear and central heating radiator. Door to the shower room/w.c.



EN SUITE SHOWER ROOM

2'6" x 7'4" [0.77m x 2.26m]
Three piece suite comprising low flush w.c. with concealed cistern, ceramic wash basin with mixer tap over vanity unit and shower cubicle with thermostatic shower within. Fully tiled walls, vanity mirror, shaver socket point, central heating radiator and fully tiled floor.

BEDROOM TWO

11'7" x 11'1" [3.54m x 3.38m]
UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, ceiling fan and fitted wardrobe with sliding doors, desk and shelving.

BEDROOM THREE

8'2" x 10'8" [2.51m x 3.27m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring, loft access and fitted wardrobes.



BEDROOM FOUR

9'9" x 15'11" [2.98m x 4.86m]
Two UPVC windows to the front elevation, two central heating radiators, coving to the ceiling fitted wardrobes.

BATHROOM

6'6" x 5'5" [1.99m x 1.66m]
Three piece suite comprising low flush w.c. with concealed cistern, panelled bath with chrome mixer tap and thermostatic shower as well as a ceramic wash basin. Chrome ladder style

radiator, shaver socket point, vanity mirror, fully tiled walls, fully tiled floor and UPVC double glaze window to the rear. Extractor fan and inset spotlights to the ceiling.



OUTSIDE

To the front of the property there is a double block paved driveway providing off street parking and leading to the integral single garage together with a low maintenance pebbled front garden and outside lighting. To the rear there is a substantial covered entertainment area that an be accessed from the rear of the house. It has a paved and timber decked patio area with solid wooden work surface, light and large timber doors to the rear garden. The rear garden has a paved patio area ideal for entertaining and dining purposes, an attractive lawn and timber shed.



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.