



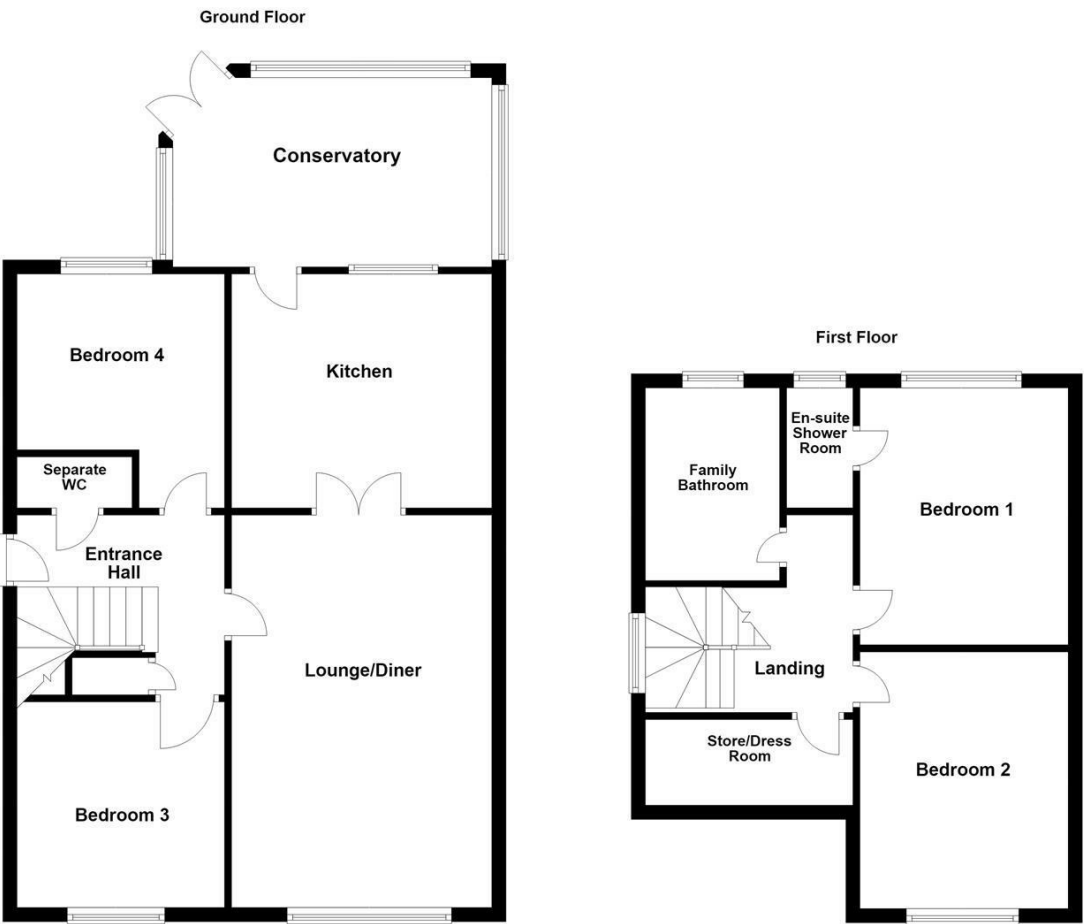
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HORBURY
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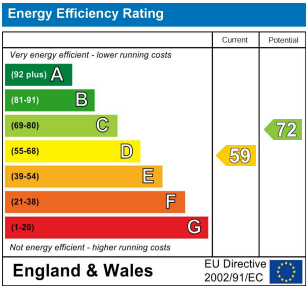


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 Norman Drive, Mirfield, WF14 9ST

For Sale Freehold £310,000

Deceptively spacious from the roadside, this substantial and beautifully appointed four bedroom semi detached bungalow offers an exceptional amount of accommodation, complemented by a superb landscaped rear garden and a high standard of presentation throughout.

Having been recently refurbished, the property combines stylish modern finishes with a flexible layout ideally suited to family living. The accommodation briefly comprises a welcoming entrance hall, downstairs WC, two ground floor bedrooms, a generous through lounge with double doors opening into an impressive modern fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are two further double bedrooms, including a superb principal bedroom with en suite shower room, together with a contemporary family bathroom and a useful store room/dressing room. Externally, the property enjoys an attractive lawned garden to the front, with a flagged driveway providing ample off road parking and leading to the garage. To the rear is a particularly impressive landscaped garden, predominantly laid to lawn and incorporating timber decked seating areas, creating an excellent setting for outdoor dining, entertaining and family enjoyment.

The property is conveniently positioned for a range of local amenities including shops and schools, whilst regular bus services and excellent access to the M62 motorway network make it ideal for commuters travelling further afield.

Offering generous proportions, stylish interiors and superb outdoor space, this is a truly impressive family home. An early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



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ACCOMMODATION

ENTRANCE HALL

Entrance door, staircase to the first floor landing, radiator, doors to downstairs w.c., downstairs cloaks, two bedrooms and through lounge.



W.C.

Two piece suite comprising white low flush w.c. and wash basin. Fully tiled walls and floor, recess ceiling spotlights and understairs storage cupboard.

LOUNGE

18'6" x 12'2" [5.65 x 3.70]
Radiator, UPVC double glazed window to the front, coving to the ceiling and double doors into the kitchen.



KITCHEN

11'11" x 10'10" [3.64 x 3.31]
A superb and modern fitted kitchen comprising feature Whirlpool four ring ceramic hob with stainless steel cooker hood above and integrated Whirlpool double oven and grill. Integrated Flavel dishwasher, integrated 70/30 fridge freezer, integrated automatic washing machine, drawers, feature pull out larder unit. A range of wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink unit with drainer, part tiled walls, fully tiled floor, radiator, recess ceiling spotlights, UPVC double glazed window and door into the conservatory.



CONSERVATORY

14'11" x 7'0" [4.54 x 2.13]
UPVC double glazed construction on a brick built base with French doors to the side leading to the rear garden. Wood flooring and radiator.



BEDROOM THREE

9'7" x 9'6" [2.93 x 2.89]
UPVC double glazed window to the front and radiator.

BEDROOM FOUR

9'7" x 7'1" plus walk in area measuring 3'0" x [2.93 x 2.16 plus walk in area measuring 0.92 x]
UPVC double glazed window to the rear and radiator.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, doors to two bedrooms and store room/walk in dressing room.

STORE ROOM/WALK IN DRESSING ROOM

Wall mounted condensing combination boiler.

PRINCIPAL BEDROOM

9'8" x 11'11" [2.95 x 3.64]
UPVC double glazed window to the rear, radiator and door leading to the en suite shower room.



EN SUITE SHOWER ROOM

6'5" x 2'7" [1.95 x 0.79]
Pedestal wash basin, a fully tiled walk in shower compartment with Triton electric showerer, ceramic tiled walls and floor, UPVC double glazed frosted window to the rear and and recess ceiling spotlights.

BEDROOM TWO

10'10" x 12'1" [3.30 x 3.69]
UPVC double glazed window to the front, radiator and access into the eaves suitable for storage.

BATHROOM/W.C.

9'0" x 6'6" [2.75 x 1.97]
A superb contemporary modern bathroom comprising four piece white suite of low flush w.c., ceramic tiled bath, feature wash basin and enclosed shower compartment with body jets and mixer shower. Fully tiled walls and floor. Heated chrome towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front there is an attractive and enclosed lawned garden with plants and shrubs. There is a flagged driveway to the side providing ample off street parking leading to the brick built detached garage with up and over door, light and power. At the rear there is a superb size lawned garden incorporating timber decked patio area, which is ideal for dining and entertaining purposes.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is an employee of Richard Kendall Estate Agent.

COUNCIL TAX BAND

The council tax band for this property is C.

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 Ossett 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.