



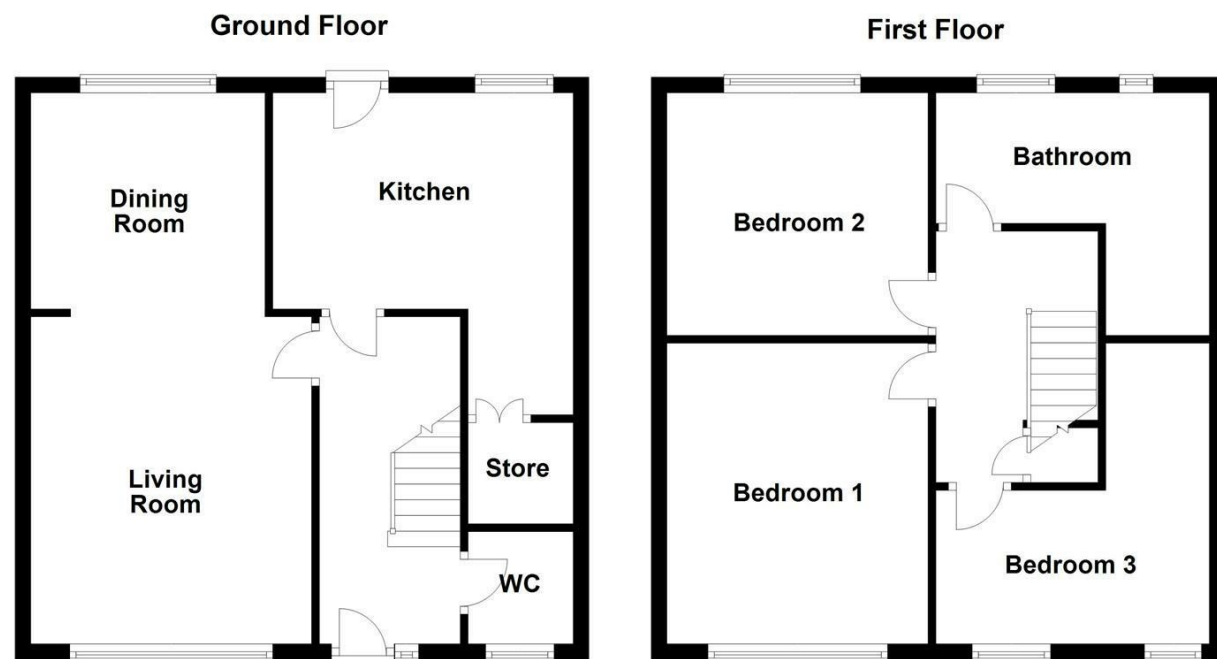
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NORMANTON  
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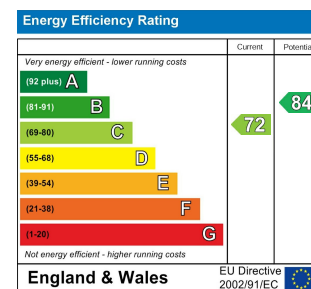
### 35 Newlathes Crescent, Normanton, WF6 1SX

For Sale Freehold £265,000

Extended and improved, a well presented and spacious three bedroomed detached family home situated in this sought after location within easy reach of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable property is approached via a welcoming reception hall that has a guest cloakroom off to the side. The main living room is of fine proportions and overlooks the front of the house with an archway leading through to a separate dining room overlooking the rear. The kitchen has been extended and fitted out to a luxurious standard with a good range of high gloss white fronted units with integrated appliances. To the rear of the kitchen there is a useful further store room. To the first floor the original two double bedrooms are complemented by an extended third bedroom that provides flexible space, ideal for the growing family. The bathroom has also been extended and accommodates a quality four piece white and chrome suite. Outside, the parking area to the front provides ample side-by-side off street parking as well as a neat garden area. Round to the rear, there is a larger garden designed for low maintenance with paved patio sitting areas, as well as a useful wooden shed and a greenhouse.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Normanton which also has it's own railway station. The national motorway network is also readily accessible.



**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.

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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,  
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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





#### ACCOMMODATION

##### RECEPTION HALL

13'9" x 5'10" [4.2m x 1.8m]

Composite front entrance door with side screen, wood effect laminate flooring, central heating radiator and stairs to the first floor. Hard wired smoke alarm.

##### GUEST CLOAKROOM

4'7" x 4'3" [1.4m x 1.3m]

Frosted window to the front, central heating radiator, extractor fan and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under.

##### LIVING ROOM

13'9" x 11'9" [4.2m x 3.6m]

Large window to the front, double central heating radiator and feature fireplace with a marbled insert and hearth housing a living flame coal effect gas fire.



##### DINING ROOM

9'10" x 9'6" [3.0m x 2.9m]

Archway through to the living room, double central heating radiator and window overlooking the rear garden.



##### KITCHEN

13'1" x 8'10" [plus 4'3" x 4'3"] [4.0m x 2.7m [plus 1.3m x 1.3m]]

Fitted to a stunning standard with a good range of high gloss white fronted wall and base units with butchers block style laminate work tops and glazed splash backs, inset stainless steel sink unit, four ring stainless steel gas hob with glazed splash back and filter hood over. Two built in ovens, full height integrated fridge and separate freezer, pull out larder unit, matching breakfast bar, window and stable style external door to the rear. Double doors leading to the store room

##### STORE

4'7" x 4'3" [1.4m x 1.3m]

Houses the Worcester Bosch gas fired combination central heating boiler.

##### FIRST FLOOR LANDING

10'5" x 6'10" [3.2m x 2.1m]

Central heating radiator, hard wired smoke alarm, useful over stair cupboard and loft access hatch.

##### BEDROOM ONE

12'5" x 10'9" [3.8m x 3.3m]

Large window to the front, central heating radiator and a full width range of fitted wardrobes.



##### BEDROOM TWO

10'9" x 10'2" [3.3m x 3.1m]

Window overlooking the rear garden, central heating radiator and a full width range of fitted wardrobes.



##### BEDROOM THREE

12'5" x 12'5" [max] [3.8m x 3.8m [max]]

Extended room creating a versatile third bedroom with central heating radiator. Two windows to the front and wood effect laminate flooring.



##### BATHROOM/W.C.

12'1" x 5'6" [plus 4'11" x 4'7"] [3.7m x 1.7m [plus 1.5m x 1.4m]]

Fitted to a luxurious standard with a white and chrome four piece suite comprising corner bath, quadrant shower cubicle with twin head shower, pedestal wash basin and low flush w.c. Part tiled walls, two chrome ladder heated towel rails, two frosted windows to the rear, wood effect laminate flooring and extractor fan.



##### OUTSIDE

To the front of the property there is a broad parking area providing off street parking for several vehicles, as well as a neat crushed slate garden with planted shrubs. To the rear there is a larger garden thoughtfully designed for low maintenance with a block paved sitting area, further planted beds and borders, a large wooden shed and greenhouse.



##### 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 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.