



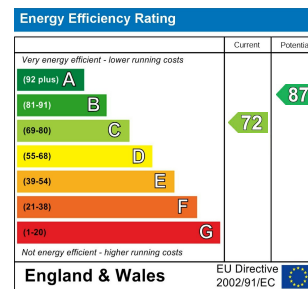
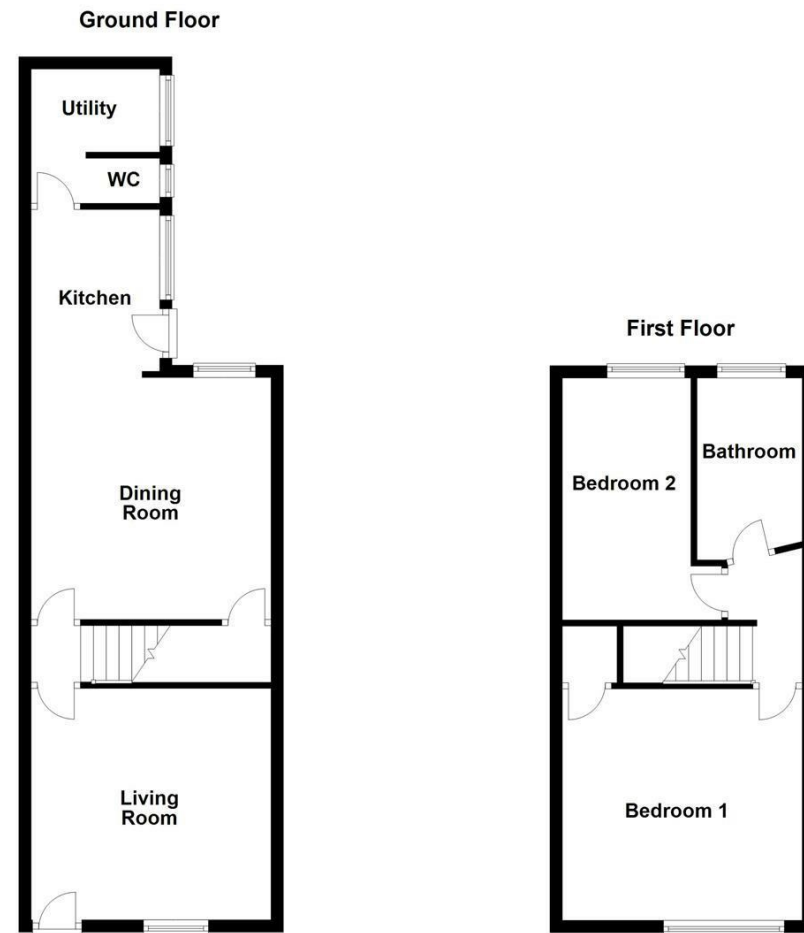
WAKEFIELD  
01924 291 294

OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
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PONTEFRACT & CASTLEFORD  
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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.



**70 Cambridge Street, Normanton, WF6 1ER**

**For Sale Freehold Offers Over £140,000**

Presented to an excellent standard, a larger style two bedroomed traditional terraced house, situated in this popular residential area within very easy reach of the town centre.

Available with no chain involved and finished to an impressive standard, this attractive traditional house is approached from the front through a composite entrance door into a well proportioned living room. A small inner hallway then leads through into a good sized separate dining room that has an archway into a kitchen that is fitted with a good range of modern units. Beyond the kitchen there is a separate utility room, as well as a downstairs w.c. To the first floor there are two double bedrooms, served by a bathroom that is fitted with a modern white and chrome suite. Outside, the property has permit parking, low maintenance garden to the front with a further large garden area to the rear, that has been paved for low maintenance.

The property is situated in this popular residential area within very easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Normanton. Normanton has its own railway station and ready access to the national motorway network.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**

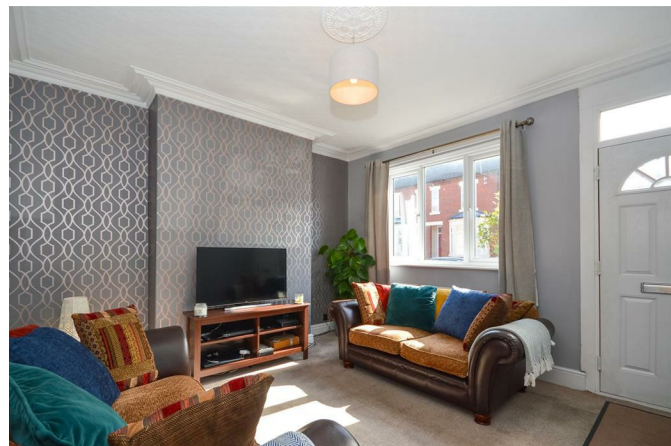


## ACCOMMODATION

### LIVING ROOM

12'9" x 12'5" [3.9m x 3.8m]

Composite front entrance door and window to the front. Double central heating radiator.



### INNER HALLWAY

Stairs to the first floor.

### DINING ROOM

12'9" x 12'9" [3.9m x 3.9m]

Window to the rear, double central heating radiator and door to a useful understairs cupboard. Archway through to the adjoining kitchen.



### KITCHEN

9'6" x 6'10" [2.9m x 2.1m]

Window and UPVC external door to the side. Fitted with a range of wood effect wall and base units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit, gas on glass four ring hob with filter hood over, built in oven and central heating radiator.

### UTILITY

6'6" x 4'3" [2.0m x 1.3m]

Window to the side and space and plumbing for a washing machine. Central heating boiler and wall mounted Vaillant gas fired central heating boiler.

### W.C.

3'7" x 2'3" [1.1m x 0.7m]

Frosted window to the side and low suite w.c.

### FIRST FLOOR LANDING

Doors to both bedrooms and the bathroom.

### BEDROOM ONE

12'9" x 12'5" [3.9m x 3.8m]

Window to the front, central heating radiator and provision for a wall mounted television. Wood effect luxury vinyl tiling and a useful overstairs cupboard.



### BEDROOM TWO

12'9" x 6'10" [3.9m x 2.1m]

Window to the rear, double central heating radiator and wood effect laminate flooring.



### BATHROOM/W.C.

9'6" x 5'6" [max] [2.9m x 1.7m [max]]

Frosted window to the rear and fitted with a modern white and chrome three piece suite comprising double ended bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Part tiled walls, tiled floor and chrome ladder style heated towel rail. Extractor fan.



### OUTSIDE

To the front, the property has permit parking and a neat low maintenance garden with crushed slate and specimen tree. To the rear of the house there is a larger garden that has been paved for low maintenance with a hand gate to the back lane.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.