



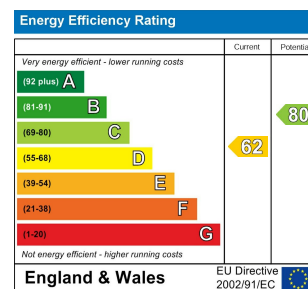
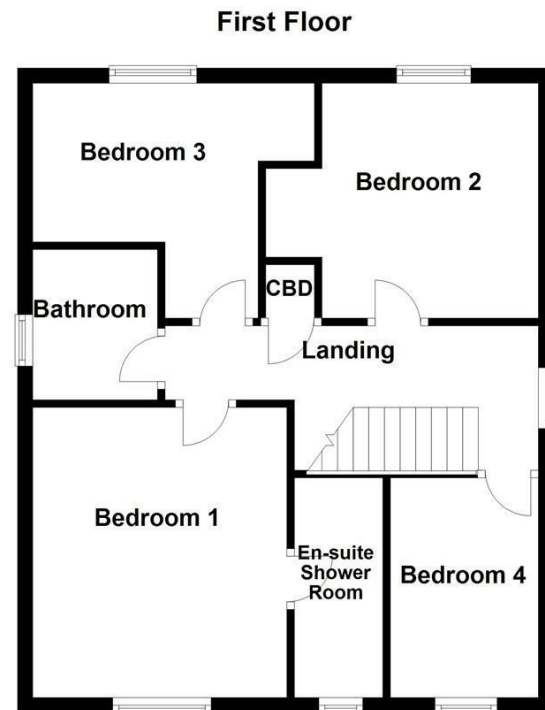
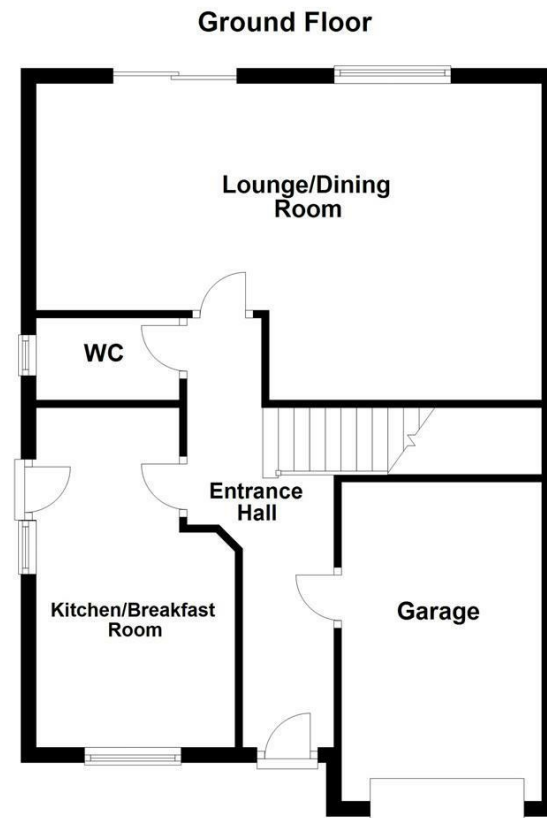
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



8 Queensbury Court, Normanton, WF6 1TY

For Sale Freehold Offers In The Region Of £265,000

Nestled in a cul-de-sac location is this four bedroom detached family home, property has a tenant in situ until June 2024, they're currently paying £950 pcm, could suit investor or buyer willing to complete after tenant has vacated. Benefiting from well proportioned accommodation, off road parking and an enclosed low maintenance rear garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room, lounge/dining room, downstairs w.c. and garage. The first floor landing leads to four bedrooms [bedroom one boasting en suite shower facilities], the house bathroom and storage cupboard. Outside to the front there is a tarmac driveway providing off road parking leading to the single integral garage with manual up and over door. To the rear there is a low maintenance block paved patio area, enclosed by walls and timber fencing.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and Normanton and Wakefield town centres. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this family home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, coving to the ceiling and ceiling rose. Stairs to the first floor landing and doors leading to the kitchen/breakfast room, lounge/dining room, downstairs w.c. and garage.

KITCHEN/BREAKFAST ROOM

14'7" x 8'7" [max] x 6'2" [min] [4.46m x 2.63m [max] x 1.9m [min]]
UPVC double glazed windows to the front and side, with side door and central heating radiator. Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, integrated oven, four ring gas hob, space and plumbing for an under counter fridge/freezer and washing machine. Breakfast bar with laminate work surface over and coving to the ceiling.

W.C.

6'3" x 3'5" [1.92m x 1.06m]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back and coving to the ceiling.

LOUNGE/DINING ROOM

21'10" x 13'5" [max] x 9'9" [min] [6.66m x 4.11m [max] x 2.98m [min]]
Set of UPVC double glazed sliding doors and window to the rear, two central heating radiators, coving to the ceiling and electric fireplace with marble hearth, surround and laminate mantle.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, central heating radiator,

loft access and doors to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

12'10" x 10'7" [3.93m x 3.23m]

Ceiling rose, central heating radiator, UPVC double glazed window to the front, door to the en suite shower room and two sets of fitted wardrobes.



EN SUITE SHOWER ROOM/W.C.

4'5" x 9'5" [1.37m x 2.88m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin and shower cubicle with shower head attachment and glass shower screen.



BEDROOM TWO

10'6" x 9'4" [3.22m x 2.85m]

Central heating radiator, UPVC double glazed window to the rear and fitted wardrobes.



BEDROOM THREE

12'4" x 10'7" [max] x 3'10" [min] [3.77m x 3.24m [max] x 1.19m [min]]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

9'5" x 6'4" [2.89m x 1.95m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

5'5" x 6'5" [1.67m x 1.96m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a driveway providing off road parking leading to the single integral garage with up and over door. To the rear is a low maintenance block paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing with space for a shed.



COUNCIL TAX BAND

The council tax band for this property is D.

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.