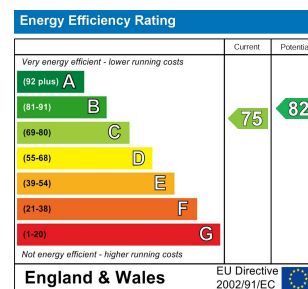
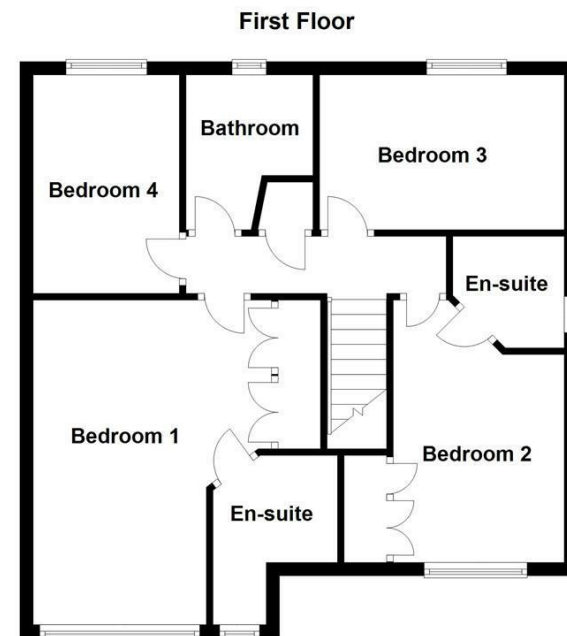
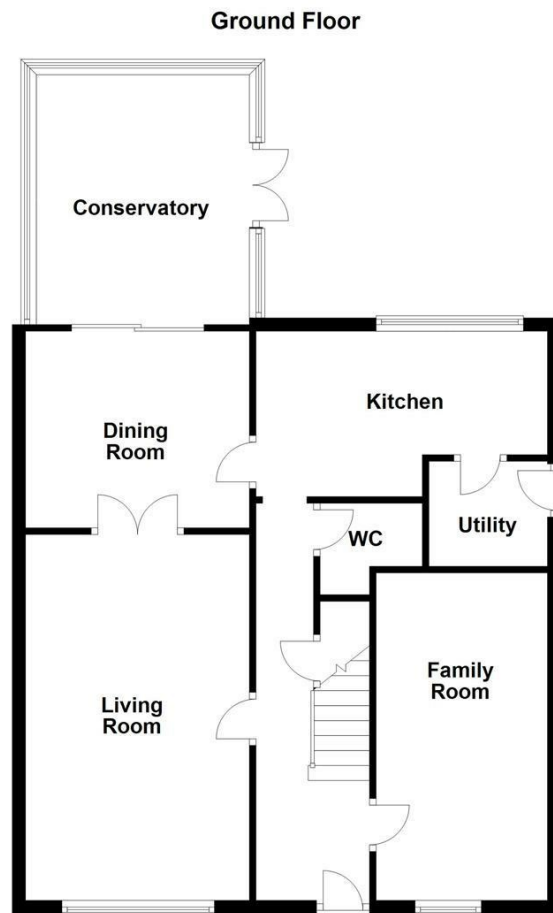




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



4 Lytham Close, Normanton, WF6 1UJ

For Sale Freehold £300,000

A larger style four double bedroomed detached family home with two en suites and a conservatory extension to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is presented to a good standard and offers deceptively spacious accommodation approached via a welcoming reception hall that has a guest w.c. off to the side. The main living room is of fine proportions and has double doors that lead through into a separate dining room that flows on through to a good sized conservatory overlooking the back garden. There is a separate family room in addition and a kitchen that is fitted to a good standard with integrated appliances and a doorway through to a separate utility room. To the first floor the principal and second double bedrooms both have en suite facilities, with the two further double bedrooms being served by the family bathroom. Outside, the property has a low maintenance garden together with driveway parking to the front. Whilst round to the rear there is a lovely enclosed garden with a patio sitting area and artificial lawn.

The property is situated in this sought after residential area on the fringe of Normanton in this well regarded development. Local shops, schools and recreational facilities are close at hand and a broader range of amenities are available in the nearby town centre of Normanton which also has a railway station. The national motorway network is also readily accessible.



KITCHEN

14'5" x 8'2" [4.4m x 2.5m]

Window overlooking the back garden and fitted to a lovely standard with a good range of cream fronted wall and base units with laminate work tops and tiled splash back. Inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven and integrated microwave, space for a side by side American style fridge/freezer, integrated dishwasher and connecting door through to the separate utility room.

UTILITY ROOM

5'10" x 5'2" [1.8m x 1.6m]

External door to the side, space and plumbing for a washing machine and tumble dryer. Wall mounted Worcester gas fired central heating boiler and central heating radiator. Extractor fan.

FAMILY ROOM

15'5" x 7'10" [4.7m x 2.4m]

Window to the front, laminate flooring and double central heating radiator.

FIRST FLOOR

BEDROOM ONE

16'0" x 11'9" [4.9m x 3.6m]

Window to the front, central heating radiator and range of double fronted fitted wardrobes.



BEDROOM FOUR

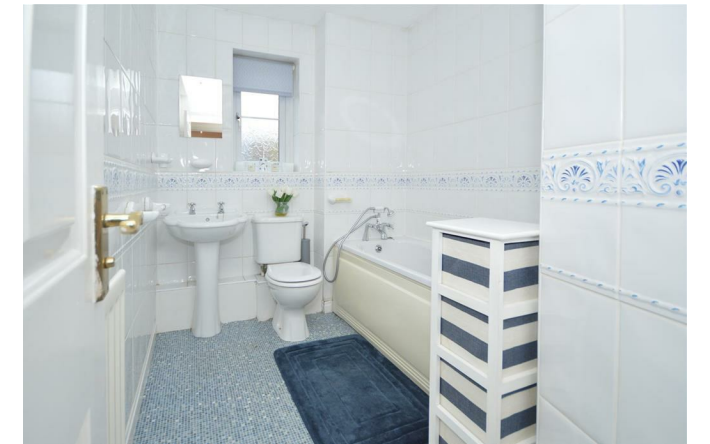
11'9" x 7'2" [3.6m x 2.2m]

Central heating radiator and window overlooking the back garden.

FAMILY BATHROOM/W.C.

8'6" x 6'6" [max] [2.6m x 2.0m [max]]

Frosted window to the rear, tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with telephone style shower attachment over, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.



OUTSIDE

To the front the property has a gravelled low maintenance garden together with a driveway parking space. To the rear of the house there is a larger garden with a pleasant paved sitting area and a sleeper step up to an artificial lawn with mature specimen trees.



ACCOMMODATION

RECEPTION HALL

19'8" x 5'6" [max] [6.0m x 1.7m [max]]

Panelled composite front entrance door, central heating radiator and stairs to the first floor with useful understairs cupboard.

GUEST CLOAKROOM

5'2" x 4'7" [max] [1.6m x 1.4m [max]]

Part tiled walls and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Extractor fan.

LIVING ROOM

18'0" x 11'1" [5.5m x 3.4m]

Window to the front, laminate flooring, two central heating radiators and double doors through to the adjoining room.



DINING ROOM

11'1" x 9'10" [3.4m x 3.0m]

Double central heating radiator, ceramic tiled floor and sliding French doors through to the conservatory.



CONSERVATORY

12'5" x 10'5" [3.8m x 3.2m]

Taking full advantage of views over the back garden and having French doors out to the side.



EN SUITE/W.C.

8'2" x 6'2" [max] [2.5m x 1.9m [max]]

Frosted window to the front, tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle with Triton electric shower, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

BEDROOM TWO

12'9" x 8'6" [3.9m x 2.6m]

Window to the front, triple fronted built in wardrobes and central heating radiator.

EN SUITE/W.C.

5'2" x 5'2" [max] [1.6m x 1.6m [max]]

Frosted window to the side, tiled walls and floor and re-fitted to a lovely standard with a wide walk in shower cubicle with glazed screen and twin head shower and low suite w.c. with integrated wash basin. Chrome ladder heated towel rail and extractor fan.

BEDROOM THREE

11'9" x 8'10" [3.6m x 2.7m]

Window overlooking the back garden and central heating radiator.



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.