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33 Rosemount Drive, Normanton, WF6 1WG

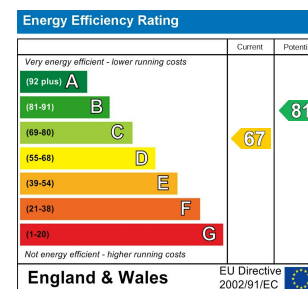
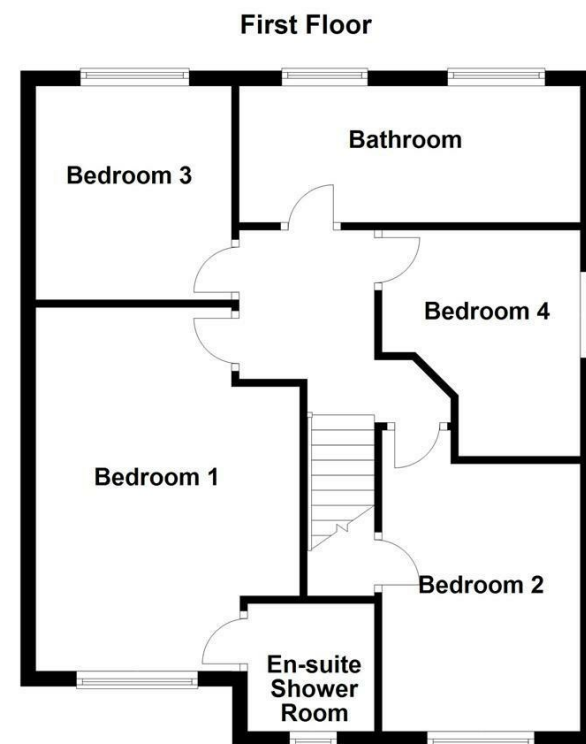
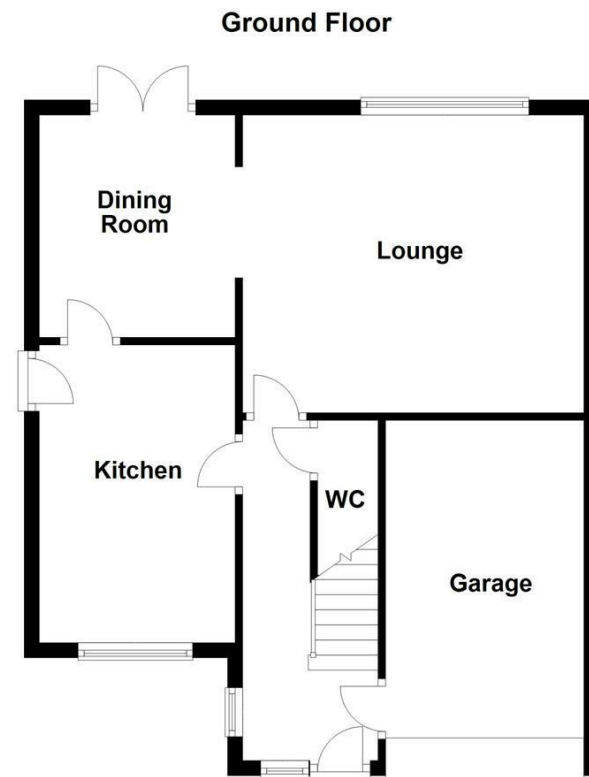
For Sale Freehold Offers Over £330,000

Superbly appointed throughout and kept up to date by the currently owner and incorporating stunning gardens, bathroom and en suite is this four bedroom detached family home enjoying a tucked away position within this development. benefitting from UPVC double glazing and gas fired central heating controlled by individual room thermostats with smartphone integration.

The accommodation fully comprises entrance hall, downstairs w.c., kitchen, dining room, living room, integral garage, first floor landing, four well proportioned bedrooms (the principal with en suite) and a stunning house bathroom/w.c. Outside to the front there is a driveway providing off road parking for two vehicles and leading to the garage. An Indian slate tiled garden to the side and additional lawn section at the front. The rear has an attractive lawned garden incorporating feature Indian stone terrace patio, raised flagged patio with inset lights within the sleepers.

Situated in a modern and attractive development, the property is well placed to local amenities including shops and schools, local bus routes are nearby. There is good access to the M62 motorway network.

Simply a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer to avoid any disappointment.



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.

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



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, wood laminate flooring, door to the integral garage with electric roller door, UPVC double glazed window to the side, radiator, stairs leading to the first floor landing, doors to the downstairs w.c., kitchen and lounge.

W.C.

White low flush w.c. with concealed cistern, wash basin with tiled splash back and laminate flooring.

LOUNGE

14'10" x 11'3" [4.53m x 3.44m]

Quality fitted laminate flooring, radiator, UPVC double glazed window to the rear, coving to the ceiling, contemporary style wood burner/multi-fuel stove, squared archway into the dining room.



KITCHEN

12'11" x 8'6" [3.94m x 2.61m]

A range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated double oven and grill, four ring gas hob with stainless steel filter hood above, tiled splash backs, plumbing for a washing machine, UPVC double glazed window to the front, drawers, integrated fridge and freezer, UPVC stable style door to the side, quality fitted wood laminate flooring and door to the dining room.

DINING ROOM

UPVC double glazed French doors leading to the rear garden, radiator and quality fitted wood laminate flooring.



FIRST FLOOR LANDING

Loft access, doors to four bedrooms and bathroom/w.c.

BEDROOM ONE

13'3" x 9'9" [4.05m x 2.99m]

Door to the en suite/w.c. UPVC double glazed window to the front, radiator and built in wardrobes to one wall.



EN SUITE SHOWER ROOM/W.C.

8'0" x 5'10" [2.44m x 1.80m]

Three piece suite comprising concealed low flush w.c., wash basin over vanity unit, tiled corner shower cubicle with feature rainwater head shower and mixer shower attachment. Tiled floor, part tiled walls, UPVC double glazed frosted window to the front, recessed LED spotlights, mirror with Bluetooth connection and contemporary style radiator.



BEDROOM TWO

8'7" x 14'5" [2.63m x 4.40m]

UPVC double glazed window to the front, radiator and door to storage cupboard.



BEDROOM THREE

9'8" x 9'4" [2.97m x 2.86m]

UPVC double glazed window to the rear and radiator.

BEDROOM FOUR

9'10" x 8'8" [3.0m x 2.65m]

Currently used as an office with UPVC double glazed window to the side and radiator.

HOUSE BATHROOM/W.C.

14'8" x 5'11" [4.48m x 1.81m]

Larger than average contemporary bathroom with walk in fully tiled double shower with flush fitted rain water head and separate mixer shower attachment, freestanding bath with floor mounted mixer shower attachment, concealed low flush w.c. and wash basin over vanity unit. Contemporary designer radiator, tiled floor, part tiled walls, recessed LED spotlights and two UPVC double glazed frosted windows to the rear. Vanity mirror with Bluetooth connection.



OUTSIDE

To the front there is a driveway providing off road parking for two vehicles with slate section aside. A lawned section at the front.



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.