



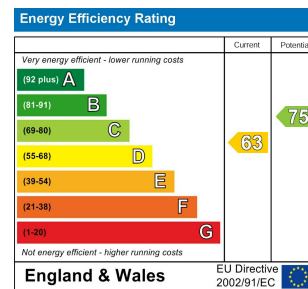
WAKEFIELD
01924 291 294

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.



321 Castleford Road, Normanton, WF6 1QU

For Sale Freehold £175,000

Situated in Castleford Road in Normanton is this beautifully presented three bedroom mid terrace property with accommodation spanning over three floors and boasting spacious reception rooms and attractive low maintenance front and rear gardens.

The property briefly comprises of the entrance hall, living room, sitting/dining room and kitchen with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. with a further set of stairs leading to bedroom two located on the second floor. Outside to the front there is a small artificial lawned garden accessed via a timber gate. To the rear there is a tiered garden incorporating artificial lawn and decked patio area, perfect for outdoor dining and entertaining with a decorative tiled pathway, enclosed by timber fencing.

The property is situated within very easy reach of the broad range of shops, schools and recreational facilities offered by Normanton town centre. Normanton has its own railway station providing transport links to major cities such as Leeds, as well as ready access to the national motorway network.

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



ACCOMMODATION

ENTRANCE HALL

Decorative panelling, column central heating radiator, coving to the ceiling, stairs providing access to the first floor landing and doors to the sitting/dining room and living room.

LIVING ROOM

12'2" x 11'8" (3.73m x 3.58m)

Picture rail, coving to the ceiling, column central heating radiator, anthracite UPVC double glazed window to the front and cast iron coal look gas fireplace with marble hearth.



SITTING/DINING ROOM

15'7" x 23'9" (max) x 13'0" (min) [4.77m x 7.25m (max) x 3.98m (min)]

Column central heating radiator, Velux skylight, set of heritage doors leading to the rear garden and doors to the kitchen and cellar. Multi fuel burning stove with slate hearth, exposed herringbone style brick surround and wooden mantle.



KITCHEN

10'5" x 7'2" (3.2m x 2.2m)

Range of wall and base units with laminate concrete effect work surface over, Belfast ceramic sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with extractor hood above, integrated under counter fridge/freezer, integrated washing machine and integrated wine cooler. Anthracite UPVC double glazed window to the rear, spotlights to the ceiling and anthracite column central heating radiator.

CELLAR

12'4" x 15'9" (max) x 10'9" (min) [3.76m x 4.81m (max) x 3.29m (min)]

Door to further cellar store, UPVC double glazed window to the front, power and light. Space for a fridge/freezer.

FIRST FLOOR LANDING

Decorative panelling, doors leading to two bedrooms, bathroom and a further set of stairs leading to a further bedroom.

BEDROOM ONE

12'3" x 15'8" (3.74m x 4.79m)

Anthracite UPVC double glazed window to the front, anthracite column central heating radiator, access to storage cupboard and decorative cast iron fireplace.



BEDROOM THREE

13'2" x 12'6" (max) x 8'1" (min) [4.02m x 3.82m (max) x 2.47m (min)]

Central heating radiator, UPVC double glazed window to the rear, access to storage cupboard and an understairs storage.



BATHROOM/W.C.

7'5" x 10'7" (2.28m x 3.25m)

Column central heating radiator with towel rack, UPVC double glazed frosted window to the rear, spotlights to the ceiling, coving to the ceiling, high flush w.c., ceramic wash basin with mixer tap and stand alone roll top bath with mixer tap and shower head attachment. Separate shower cubicle with overhead shower, shower head attachment and glass shower screen.



BEDROOM TWO

15'4" x 17'2" (4.68m x 5.25m)

Three Velux skylights and access to a storage cupboard.



OUTSIDE

To the front of the property there is a small buffer garden with an artificial lawn surrounded by timber fencing and hedging with a timber gate to the front. Whilst to the rear, the garden is tiered incorporating an artificial lawn with decked patio area and planted beds, as well as a decorative tiled pathway, fully enclosed by timber fencing with a timber gate at the rear.



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.