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## 52 Dalefield Road, Normanton, WF6 1HD

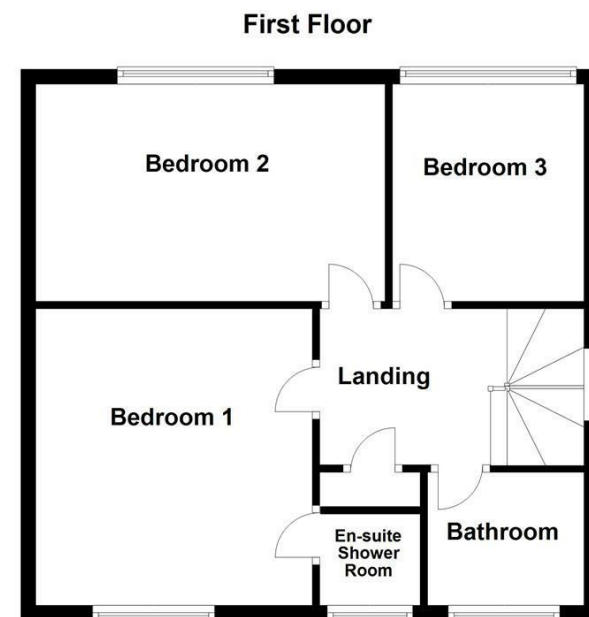
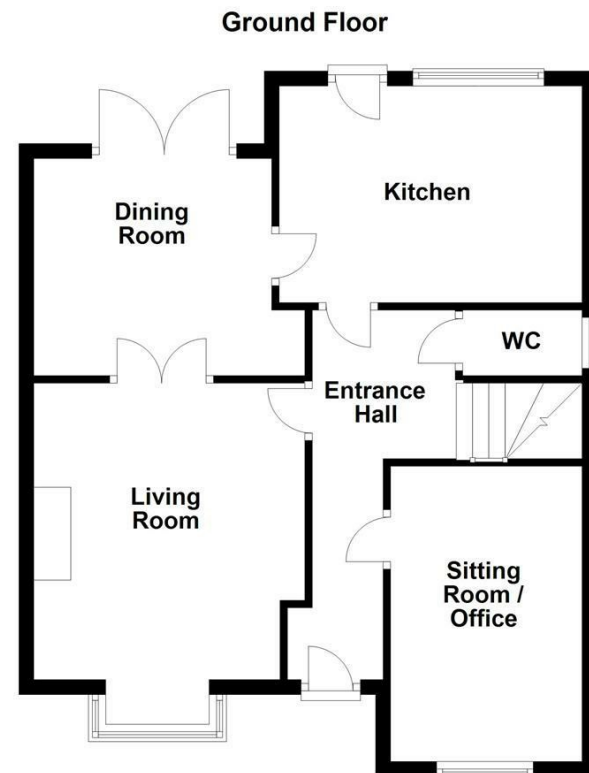
### For Sale Freehold Offers Over £300,000

Situated in Normanton is this superbly presented three bedroom detached family home benefitting from well proportioned accommodation, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, sitting room/office, living room, kitchen, downstairs w.c. and dining room. The first floor landing leads to three bedrooms with bedroom one boasting en suite shower facilities and the house bathroom/w.c. Outside to the front there is a tarmac and paved driveway providing off road parking with a paved pathway to the front door. To the rear the garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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



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## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the living room, a storage cupboard, kitchen, downstairs w.c. and sitting room/office.

### SITTING ROOM/OFFICE

16'5" x 8'0" [max] x 3'4" [min] [5.02m x 2.46m [max] x 1.02m [min]]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front, the ideal boiler is housed in here.



### W.C.

4'8" x 3'0" [1.44m x 0.92m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and pedestal wash basin with tiled splash back.

### KITCHEN

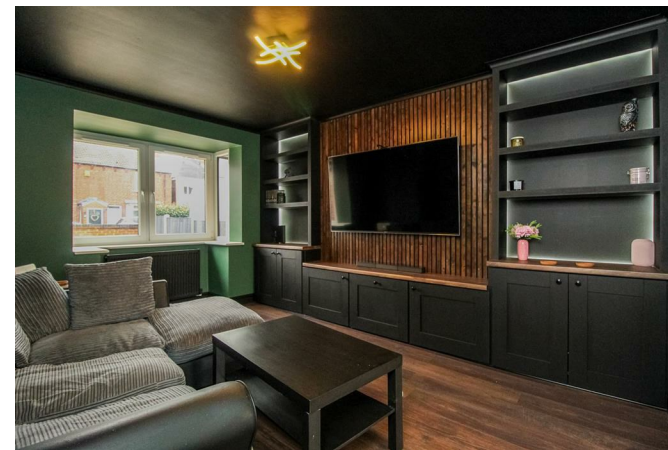
13'3" x 9'7" [4.04m x 2.93m]

Range of wall and base units with laminate work surface over, 1 1/2 ceramic sink and drainer with mixer tap and tiled splash back. Space and plumbing for a dishwasher, washing machine and under counter fridge or freezer. Integrated oven, four ring gas hob with extractor hood above. Door to the dining room, column central heating radiator and UPVC double glazed window and door to the rear.

### LIVING ROOM

13'1" x 10'9" [max] x 4'3" [min] [4.0m x 3.28m [max] x 1.32m [min]]

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, set of double doors to the dining room and media wall with fitted units and shelving.



### DINING ROOM

9'1" x 8'3" [2.77m x 2.54m]

Door to the kitchen, set of UPVC double glazed French doors to the rear garden and central heating radiator.



### FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed frosted window to the side and doors three bedrooms, the house bathroom and storage cupboard housing the water tank.

### BATHROOM/W.C.

6'11" x 6'7" [2.13m x 2.02m]

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



### BEDROOM ONE

8'11" x 13'7" [2.72m x 4.15m]

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



### EN SUITE SHOWER ROOM/W.C.

6'7" x 8'1" [max] x 3'3" [min] [2.01m x 2.47m [max] x 1.01m [min]]

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



### BEDROOM TWO

12'4" x 8'11" [max] x 8'0" [min] [3.76m x 2.72m [max] x 2.45m [min]]

UPVC double glazed window to the rear, central heating radiator and partial decorative panelling.



### BEDROOM THREE

8'11" x 10'0" [2.72m x 3.07m]

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

### OUTSIDE

To the front of the property there is a low maintenance garden incorporating tarmac and paved driveway providing off road parking with a paved pathway to the front door. To the rear the garden is laid to lawn with a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



### 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.