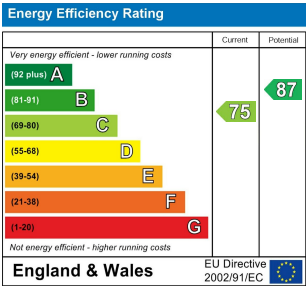


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



12 Beckbridge Green, Normanton, WF6 1QL

For Sale Freehold £137,500

An attractively presented and deceptively spacious two bedroomed semi detached house set in this convenient residential location within easy reach of local facilities.

With a gas fired central heating system that has a recently replaced boiler and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room that has a window to the front. To the rear, the kitchen has been fitted to a good standard and overlooks the back garden. To the first floor there are two double bedrooms served by the family bathroom. Outside, the property has gardens to both the front and rear, as well as a substantial brick built storage shed.

The property is situated in this popular residential area on the fringe of the town centre of Normanton which offers a good range of shops, schools and recreational facilities. Normanton has its own railway station as well as ready access to the national motorway network.

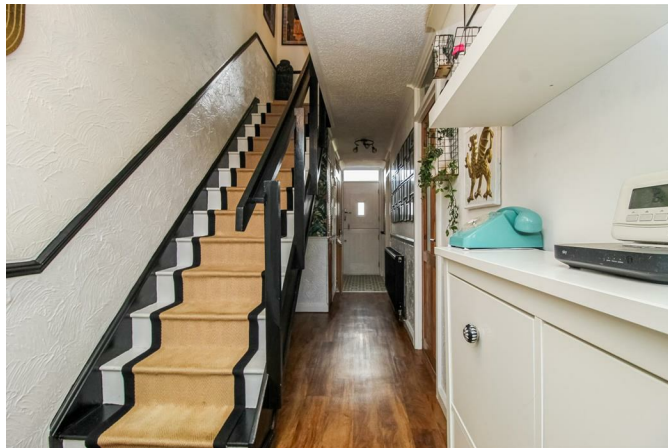


ACCOMMODATION

ENTRANCE HALL

23'7" x 5'10" [max] [7.2m x 1.8m [max]]

Composite front entrance door with double glazed side screen, wood effect flooring, stairs to the first floor and double central heating radiator. Storage cupboard with stable style door to the back garden and full height walk in cupboard with frosted window to the rear.



LIVING ROOM

11'9" x 11'5" [3.6m x 3.5m]

Window to the front, double central heating radiator and feature fireplace with tiled insert and hearth housing a living flame coal effect gas fire.



KITCHEN

11'9" x 11'1" [3.6m x 3.4m]

Fitted with a good range of wall and base units with laminate work tops and tiled splash backs. Inset ceramic sink unit, leisure Range style cooker with five gas hobs, electric hob, two ovens, grill and warming drawer with matching filter hood over. Central heating radiator, space and plumbing for a washing machine and space for a tall fridge/freezer.

FIRST FLOOR LANDING

Loft access point and built in airing cupboard housing the Worcester Bosch gas fired combination central heating boiler.

BEDROOM ONE

17'8" x 9'10" [max] [5.4m x 3.0m [max]]

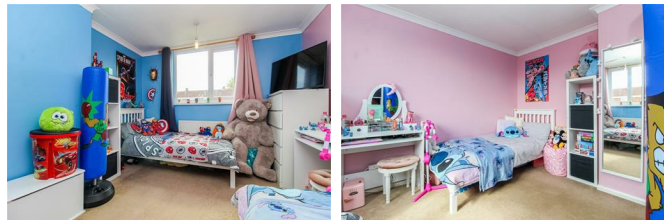
Two windows to the front, two central heating radiators, laminate flooring and built in wardrobe.



BEDROOM TWO

12'9" x 9'2" [max] [3.9m x 2.8m [max]]

Window overlooking the back garden and central heating radiator.



BATHROOM/W.C.

7'6" x 5'2" [2.3m x 1.6m]

Frosted window to the rear, part brick set tiled wall and part laminate panelled wall. Fitted with a three piece white and chrome suite comprising panelled bath with telephone style shower attachment over and separate wall mounted shower, pedestal wash basin and low suite w.c. Victorian style heated towel rail.



OUTSIDE

To the front the property has a lawned garden together with boundary hedging for privacy and shelter. To the rear of the house there is a larger garden enclosed and laid mainly to lawn with a patio sitting area and substantial brick built storage shed.



PLEASE NOTE

This property is of steel framed construction which may affect the availability of mortgage finance through some lenders. Please ask for further details.

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.