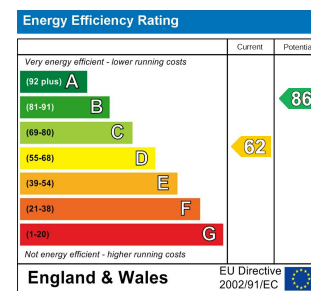




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**81 King Street, Normanton, WF6 1EP**  
**For Sale Freehold Asking Price £140,000**

Situated on the fringe of Normanton town centre is this superbly presented two bedroom mid terrace property recently renovated by the current owners and benefitting from an attractive enclosed rear garden.

The property briefly comprises of the living room, hallway leading to the dining room and kitchen with access down to the cellar. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property there is a small pebbled buffer garden with a pathway to the front door. To the rear is a lawned garden incorporating concrete and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a brick built outhouse.

The property is ideally located for all local shops and amenities including schools. Normanton town centre is only a short distance away which benefits from its own supermarket and railway station. Main bus routes run to and from Wakefield and Castleford and the M62 motorway links are only a short drive away, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this well presented home and an early viewing comes highly advised to avoid disappointment





#### ACCOMMODATION

##### LIVING ROOM

12'4" x 12'7" [max] x 11'4" [min] [3.77m x 3.84m [max] x 3.47m [min]]

UPVC double glazed frosted entrance door, coving to the ceiling, ceiling rose, UPVC double glazed window to the front, central heating radiator and door to the further hallway.



##### HALLWAY

Stairs to the first floor landing, central heating radiator and door to the dining room.

##### DINING ROOM

12'9" x 12'7" [max] x 10'11" [min] [3.91m x 3.84m [max] x 3.34m [min]]

Door to the kitchen, access down to the cellar and UPVC double glazed window to the rear.



##### CELLAR

12'4" x 12'8" [max] x 7'3" [min] [3.78m x 3.87m [max] x 2.22m [min]]

Light, single pane window to the front and timber framed door providing access to a further store.

##### KITCHEN

9'5" x 6'9" [2.88m x 2.06m]

Range of modern wall and base units with laminate work

surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob, integrated oven, space and plumbing for a washing machine, space for an under counter fridge/freezer, coving to the ceiling and UPVC double glazed windows and frosted door to the rear garden.

##### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

##### BEDROOM ONE

12'7" x 12'4" [max] x 3'5" [min] [3.84m x 3.76m [max] x 1.05m [min]]

Decorative panelling to one wall, UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard with loft access.



##### BEDROOM TWO

12'11" x 8'6" [max] x 6'2" [min] [3.94m x 2.6m [max] x 1.88m [min]]

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



##### BATHROOM/W.C.

6'0" x 9'8" [max] x 4'5" [min] [1.84m x 2.95m [max] x 1.37m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style central heating radiator, low flush w.c.,

pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



##### OUTSIDE

To the of the property there is a small pebbled buffer garden and a paved pathway to the front door. To the rear the garden is mainly laid to lawn incorporating paved and concrete patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a brick built outbuilding.



##### 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.