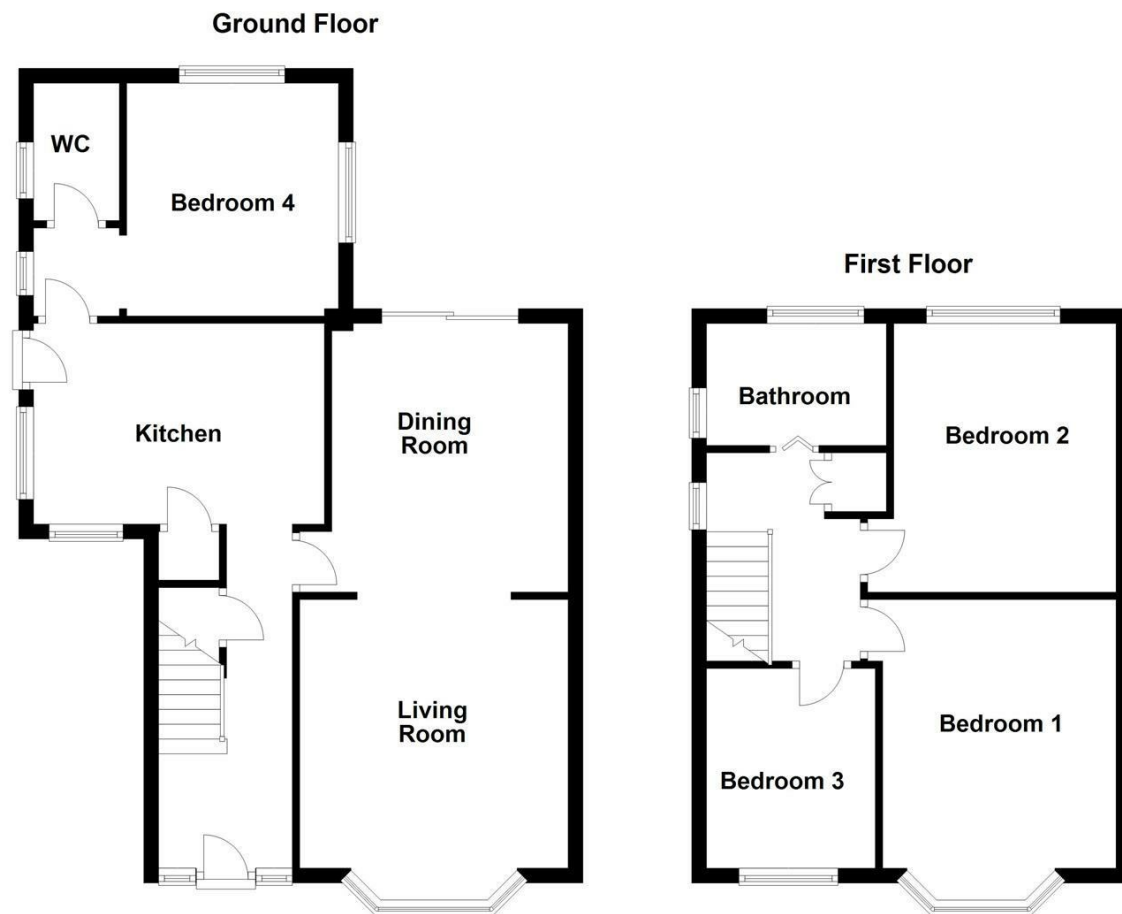




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



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

**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.



**5 Clarke Crescent, Normanton, WF6 1DZ**  
**For Sale Freehold £235,000**

Extended and improved, a deceptively spacious four bedroomed semi detached house situated in this preferred residential location on the southern side of Normanton.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home has been extended and improved to create spacious family accommodation. A welcoming entrance hall leads through into a good sized living room that has an archway through to the adjoining dining room. The kitchen has been extended to the side and flows through into a rear hallway, off which is a downstairs w.c. and fourth bedroom. To the first floor there are two double bedrooms, plus a further single bedroom all served by the family bathroom. Outside, the property has a broad parking area to the front leading up to a single garage. Lawned gardens extend round the side to the rear of the house where there is also a paved patio sitting area.

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





**KITCHEN**

13'5" x 8'10" (max) [4.1m x 2.7m (max)]

Extended to the side, this spacious kitchen is fitted with a range of wall and base units with brick set part tiled walls and laminate work tops with inset acrylic sink unit. Range style cooker with matching filter hood over, integrated fridge and freezer, integrated dishwasher and space and plumbing for a washing machine. Central heating radiators, windows to two sides and external door to the side.



**BATHROOM/W.C.**

7'10" x 5'6" [2.4m x 1.7m]

Frosted window to the side and rear. Fitted with a three piece white and chrome suite comprising P-shaped shower bath with whirlpool function and shower over with curved screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Mostly tiled walls, laminate panelled ceiling and chrome ladder style heated towel rail.



**REAR HALLWAY**

3'11" x 3'7" [1.2m x 1.1m]

Window to the side.

**BEDROOM FOUR**

9'10" x 9'6" [3.0m x 2.9m]

Windows to both the side and rear and a central heating radiator.

**W.C.**

6'2" x 3'11" [1.9m x 1.2m]

Frosted window to the side and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator.

**FIRST FLOOR LANDING**

Window to the side, loft access point and built in linen cupboard.

**BEDROOM ONE**

11'9" x 10'2" [3.6m x 3.1m]

Bay window to the front, central heating radiator and full width range of fitted wardrobes with cupboards over and matching drawers.



**BEDROOM TWO**

12'1" x 9'10" [3.7m x 3.0m]

Central heating radiator and window overlooking the back garden.

**BEDROOM THREE**

8'10" x 7'6" [2.7m x 2.3m]

Window to the front, central heating radiator and overhead bulkhead fitted wardrobe.

**OUTSIDE**

To the front the property has a broad driveway providing ample off street parking and leading up to the single garage situated to the side of the house. To the side and rear of the house there is a lawned garden together with a paved patio sitting area.



**COUNCIL TAX BAND**

The council tax band for this property is B.

**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**

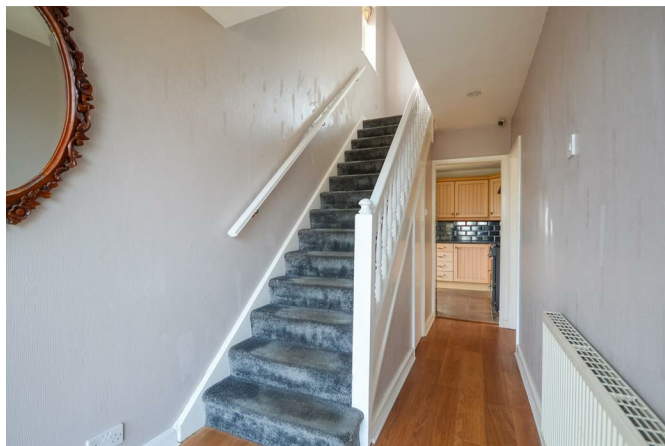
To view the full Energy Performance Certificate please call into one of our local offices.

**ACCOMMODATION**

**RECEPTION HALL**

15'1" x 5'10" [4.6m x 1.8m]

Double glazed front entrance door, stairs to the first floor, useful understairs cupboard and central heating radiator.



**LIVING ROOM**

12'1" x 11'9" [3.7m x 3.6m]

Bay window to the front, double central heating radiator and feature fireplace with living flame coal effect gas fire. Archway through to the adjoining dining room.



**DINING ROOM**

11'9" x 10'5" [3.6m x 3.2m]

Central heating radiator and French doors to the back garden.

