



WAKEFIELD
01924 291 294

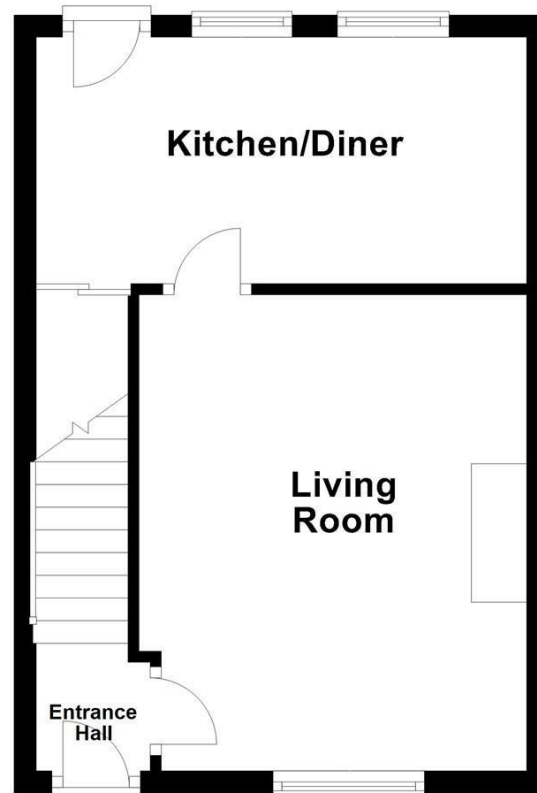
OSSETT
01924 266 555

HORBURY
01924 260 022

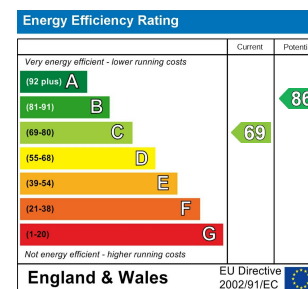
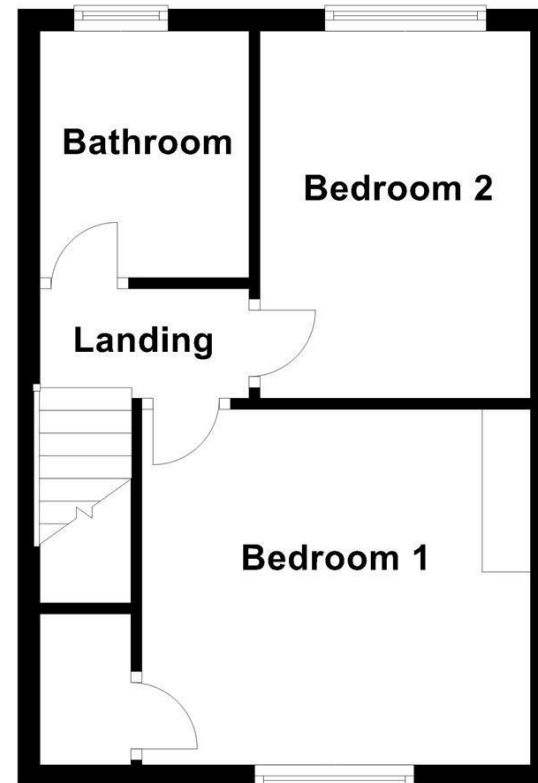
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



110 Dalefield Road, Normanton, WF6 1PS

For Sale Freehold £140,000

Situated in Normanton is this two bedroom end terrace property benefitting from well proportioned accommodation, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner. To the first floor landing there are two bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway accessed via double cast iron gates providing off road parking for one vehicle with steps leading to concrete pathway to the front door. To the rear the garden is split into two sections with a concrete and paved patio area, perfect for outdoor dining and entertaining and a timber canopy leading to a decked patio area with lawned, fully enclosed by timber fencing with timber gate to the rear opening onto playing field.

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 home and an early viewing comes highly recommended.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, central heating radiator, stairs to the first floor landing, coving to the ceiling and door through to the living room.

LIVING ROOM

14'1" x 11'5" [max] x 10'0" [min] [4.3m x 3.48m [max] x 3.06m [min]]

UPVC double glazed window to the front, central heating radiator, door through to the kitchen/diner, coving to the ceiling and log burning stove with tiled hearth, surround and wooden mantle.



KITCHEN/DINER

14'7" x 7'2" [4.47m x 2.19m]

Wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, space for a washing machine, integrated under counter fridge and freezer. UPVC double glazed windows and frosted door to the rear, sliding door to understairs storage cupboard and central heating radiator,



FIRST FLOOR LANDING

Coving to the ceiling, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 11'5" [max] x 10'4" [min] [3.23m x 3.48m [max] x 3.16m [min]]

UPVC double glazed window to the front, central heating radiator, dado rail and coving to the ceiling. Access to an overstairs storage cupboard.



BEDROOM TWO

10'9" x 8'3" [3.3m x 2.52m]

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



BATHROOM/W.C.

6'2" x 7'0" [1.89m x 2.15m]

UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen.



OUTSIDE

The property is accessed to the front via double iron gates onto a block paved area providing off road parking for one vehicle. There is a block paved steps up to a concrete pathway leading to the front door. To the rear is a concrete and paved patio area, perfect for outdoor dining and entertaining leading through a timber canopy to a decked patio area. Beyond is a lawned garden incorporating planted features and mature trees, fully enclosed by timber fencing. There is a large storage container and rear access gate opens onto playing field.

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.