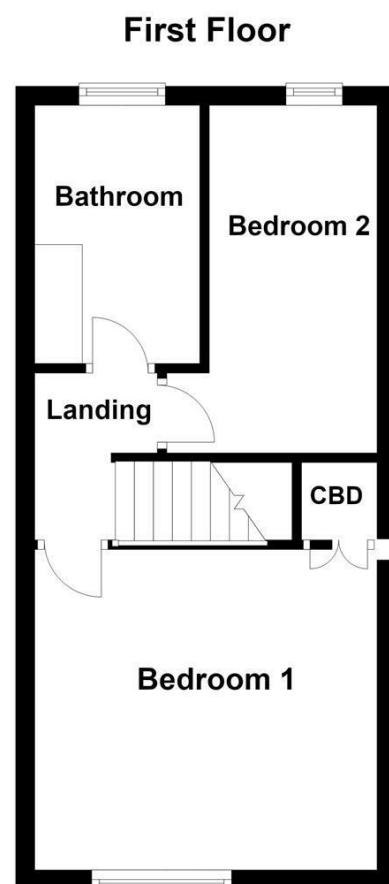
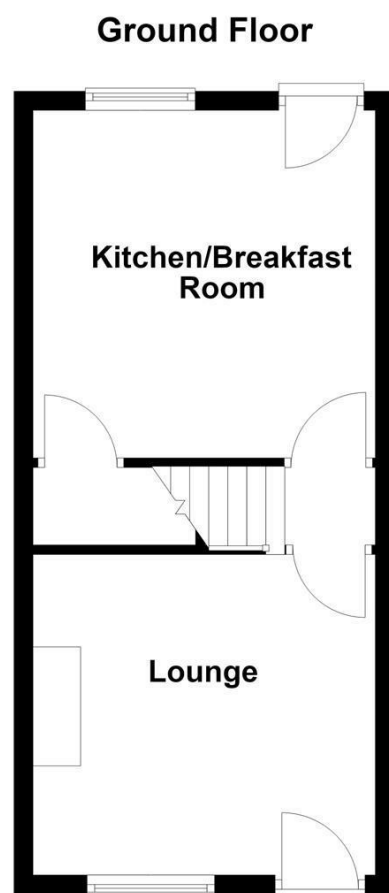


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	PONTEFRAC T & CASTLEFORD 01977 798 844	



36 Cemetery Road, Normanton, WF6 2EW

For Sale Freehold £130,000

An ideal opportunity for the first time buyer, professional couple or investor to purchase this attractive two bedroom mid terrace home, offering well proportioned accommodation throughout.

The accommodation briefly comprises a lounge leading into an inner hallway, with staircase to the first floor and access through to the breakfast kitchen. The kitchen is fitted with a modern range of units and benefits from integrated cooking facilities, a breakfast bar, understairs storage and direct access to the rear garden. To the first floor are two bedrooms together with the house bathroom. Externally, there is a low maintenance buffer garden to the front and a good sized flagged garden to the rear.

The property is well placed for a range of local amenities, including shops and schools, with regular bus services nearby and convenient access to the motorway network.

Well appointed throughout, an early viewing is highly recommended to fully appreciate the accommodation on offer.



Zoopa.co.uk rightmove

aria | propertymark
PROTECTED

naeo | propertymark
PROTECTED

The Property
Umbudsman

APPROVED CODE
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

LOUNGE

12'0" x 10'11" [3.66m x 3.33m]

UPVC front entrance door leading directly into the lounge. UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring. Door providing access into the inner hallway.



INNER HALLWAY

Laminate flooring and staircase providing access to the first floor landing. Door leading through to the breakfast kitchen.

BREAKFAST KITCHEN

12'2" x 11'11" [3.73m x 3.64m]

Fitted with a modern range of wall and base units with work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring electric hob with extractor hood above, plumbing for a washing machine and space for a fridge and freezer. Breakfast bar providing additional dining space. Laminate flooring, central heating radiator and recessed spotlights to the ceiling. UPVC double glazed window overlooking the rear elevation and UPVC rear entrance door providing access to the garden. The boiler is also housed within the kitchen. Door providing access to a useful understairs storage cupboard.

FIRST FLOOR LANDONG

Loft access and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 10'11" [3.61m x 3.33m]

UPVC double glazed window overlooking the front elevation, central heating radiator and

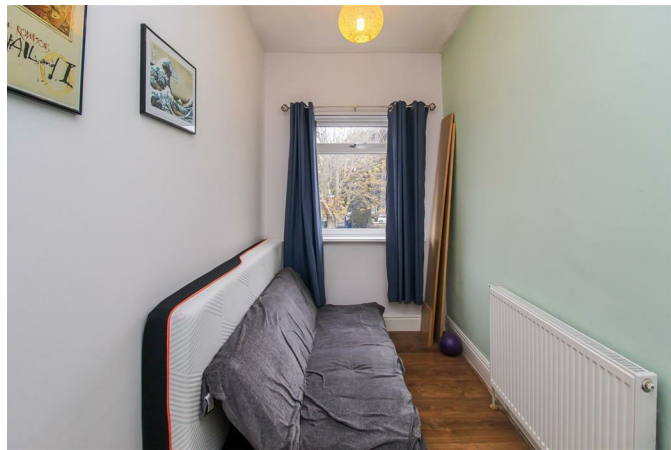
laminate flooring. Coving to the ceiling and useful overstairs storage cupboard.



BEDROOM TWO

12'2" x 7'7" [3.71 x 2.32]

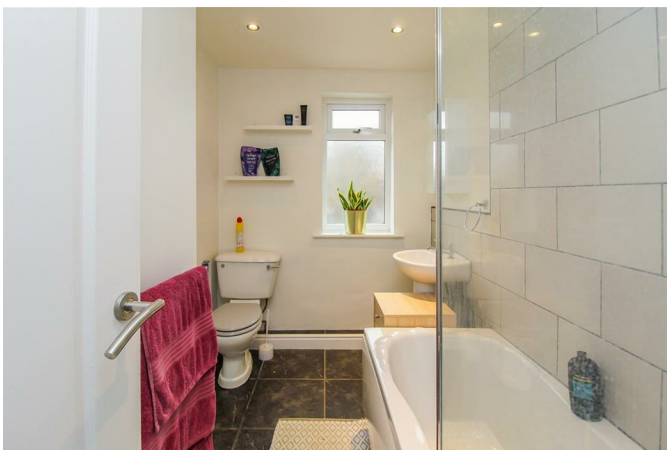
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



HOUSE BATHROOM

8'10" x 5'11" [2.70 x 1.82]

Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath. Part tiled walls, fully tiled flooring, recessed spotlights to the ceiling and chrome ladder style heated towel radiator. UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front is a low maintenance flagged buffer garden. To the rear is a good sized, well maintained and low maintenance flagged garden.



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.