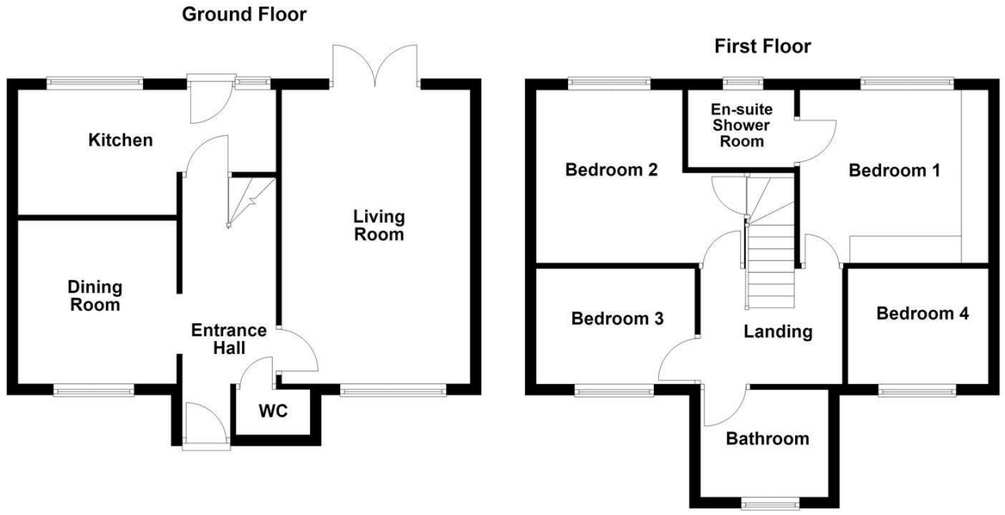
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





5 Freeston Drive, Normanton, WF6 2DY

For Sale Freehold £350,000

Located on this attractive modern development is this well presented four bedroom detached family home, benefitting from front and rear gardens, off road parking and a detached single garage.

The property is approached beneath a recessed entrance porch and opens into a spacious entrance hall, with a feature archway leading into the dining room and doors providing access to the downstairs W.C., living room and contemporary kitchen. The kitchen is fitted with an impressive range of Shaker style units, granite work surfaces and a selection of integrated appliances, while the spacious living room enjoys French doors opening directly onto the rear garden and a feature Portuguese limestone fireplace. To the first floor are four well proportioned bedrooms and the modern house bathroom. Bedroom one benefits from extensive fitted storage and its own en suite shower room. Externally, to the front is an attractive lawned garden with a central paved pathway and a tarmacadam driveway providing off road parking and access to the detached garage. To the rear is a landscaped enclosed garden with a large paved patio area, lawn, planted borders and a timber decked seating area, creating an excellent setting for outdoor dining and entertaining.

The property is conveniently positioned for Normanton town centre, which offers a range of shops, supermarkets and amenities together with its own railway station. Excellent access to the motorway network also makes the property ideal for commuters travelling further afield.

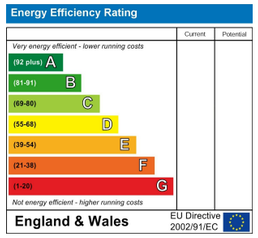
Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Laminate flooring, coving to the ceiling and central heating radiator. Feature archway leading into the dining room. Three doors provide access to the living room, downstairs W.C. and kitchen. Staircase with handrail providing access to the first floor landing.

DOWNSTAIRS W.C.
4'5" x 2'7" (1.35m x 0.81m)
Fitted with a two piece suite comprising concealed cistern low flush W.C. and wall mounted wash basin with chrome mixer tap and tiled splashback. Laminate flooring, central heating radiator and coving to the ceiling. Frosted UPVC double glazed window overlooking the front elevation.

DINING ROOM
9'7" x 9'4" (2.94m x 2.86m)
UPVC double glazed window overlooking the front elevation. Laminate flooring, central heating radiator and coving to the ceiling.



KITCHEN
Fitted with a modern range of Shaker style wall and base units with granite work surfaces over and matching granite upstands. Stainless steel sink and drainer with chrome swan neck mixer tap. Integrated Neff twin oven and grill, separate four ring Neff induction hob with granite splashback and Neff extractor hood above. Integrated full size Bosch dishwasher, integrated washing machine and integrated fridge freezer. Pull-out corner pantry cupboard. Inset spotlights to the ceiling, under-cabinet lighting and kickspace heater. Laminate flooring. UPVC double glazed window overlooking the landscaped rear garden together with a further UPVC double glazed window to the rear. Composite door providing access onto the rear garden.



LIVING ROOM
5.31m x 3.43m
UPVC double glazed French doors opening onto the landscaped rear garden. Two central heating radiators, two wall lights and coving to the ceiling. Feature Portuguese limestone fireplace with matching hearth, inset and surround, incorporating a chrome gas fire.



FIRST FLOOR LANDING
Loft access and coving to the ceiling. Five doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 10'5" (3.49m x 3.18m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling. Extensive range of fitted wardrobes, drawers and storage cupboards. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
5'11" x 4'7" (1.82m x 1.42m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and enclosed shower cubicle with glazed sliding door and mixer shower. Fully tiled walls and tiled flooring. UPVC clad ceiling with chrome trims, inset spotlights and extractor fan. Chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
12'0" x 10'4" (3.68m x 3.17m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling. Door providing access to a useful storage cupboard over the stair bulkhead.



BEDROOM THREE
9'1" x 6'9" (2.79m x 2.08m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.



BEDROOM FOUR
2.57m x 2.07m
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling.

HOUSE BATHROOM
7'8" x 6'3" (2.35m x 1.91m)
Fitted with a modern three piece suite comprising P-shaped panelled bath with curved glazed shower screen, chrome mixer tap and separate mixer shower over with rainfall shower head and additional shower attachment. Concealed cistern low flush W.C. and wash basin with chrome mixer tap set within vanity storage with chrome handles. Fully tiled walls and flooring. UPVC clad ceiling with chrome trims, inset spotlights and extractor fan. Chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the front elevation.

OUTSIDE
To the front is an attractive lawned garden with a central paved pathway leading to a recessed entrance porch. The recessed porch has a tiled floor, inset lighting and an external ceiling light. A paved pathway runs down one side of the property. A tarmacadam driveway provides off road parking and leads to the garage. A cast iron gate between the house and garage provides access along a paved pathway to a further timber gate opening onto the landscaped rear garden. A large paved patio area provides an ideal setting for alfresco dining and entertaining. Beyond is an attractive lawned garden with a central paved pathway leading to a timber decked seating area. Planted borders sit to two sides, while timber panel fencing encloses the garden on three sides. There is also a large timber shed, outside water point, external lighting and a pebbled pathway to the opposite side of the property, currently used for bin storage.



GARAGE
Single detached garage with manual up and over door, power and lighting.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

PLEASE NOTE - EMPLOYEE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is an employee of Richard Kendall Estate Agent.