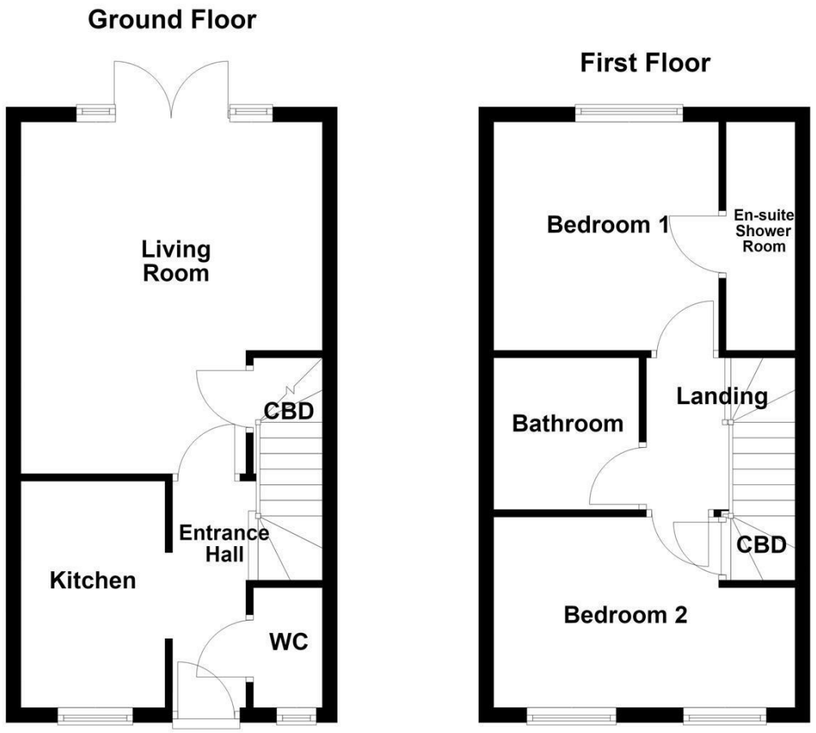
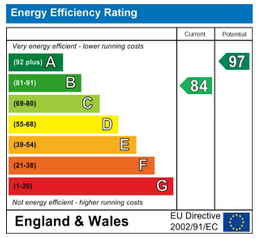



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 5 Lime Close, Normanton, WF6 2FN

## For Sale Freehold £200,000

Situated within an attractive modern development in the popular town of Normanton is this beautifully presented two bedroom mid town house, offering stylish and well proportioned accommodation throughout. Benefitting from two double bedrooms, an en suite shower room, a contemporary fitted kitchen, off road parking and an attractive landscaped rear garden, this superb property is ideally suited to first time buyers, professional couples or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hall with feature archway leading into the modern fitted kitchen, complete with a range of integrated appliances. A convenient downstairs WC and spacious lounge diner complete the ground floor accommodation, with the latter benefitting from useful understairs storage and UPVC double glazed French doors opening directly onto the rear garden, creating an excellent space for everyday living and entertaining. To the first floor, the landing provides access to two generously proportioned double bedrooms, with the principal bedroom enjoying its own en suite shower room. A contemporary family bathroom fitted with a modern three piece suite completes the accommodation. Externally, the property benefits from a tarmac driveway to the front, providing off road parking for two vehicles, together with a covered entrance porch. To the rear is a beautifully landscaped and fully enclosed garden, thoughtfully designed to provide an attractive outdoor space. Featuring two paved patio seating areas separated by a well maintained lawn, complemented by established planted borders and a paved pathway, the garden is ideal for al fresco dining, entertaining and relaxation. Timber fencing encloses the garden on all three sides, providing a pleasant degree of privacy.

Conveniently positioned within easy reach of Normanton town centre, the property benefits from a range of local amenities including shops, supermarkets, schools and leisure facilities. Normanton railway station provides excellent transport connections, while the nearby M62 motorway offers convenient access to the wider region, making this an ideal location for commuters.

Offering an excellent combination of modern accommodation, attractive outdoor space and a convenient location, this delightful home presents a fantastic opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate the quality and appeal of this superb property.



## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Central heating radiator and staircase with handrail providing access to the first floor landing. Two doors provide access to the downstairs W.C. and lounge diner. Feature archway leading through into the modern fitted kitchen.

### KITCHEN
9'10" x 6'2" (3.00m x 1.88m)
Fitted with a range of wall and base units with laminate work surfaces over and matching upstands. Stainless steel sink and drainer with chrome swan neck mixer tap. Integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Integrated fridge freezer, integrated slimline dishwasher and integrated washing machine. Combination boiler housed within one of the kitchen cupboards. Under-cabinet lighting, extractor fan and UPVC double glazed window overlooking the front elevation.



### W.C.
5'1" x 2'11" (1.57m x 0.90m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and frosted UPVC double glazed window overlooking the front elevation.

### LIVING ROOM
UPVC double glazed French doors opening onto the rear garden with matching glazed side panels. Central heating radiator. Door providing access to a useful understairs storage cupboard. Programmer controlling the zoned heating system.



### FIRST FLOOR LANDING
Central heating radiator and loft access. Three doors provide access to two bedrooms and the house bathroom.

### BEDROOM ONE
10'0" x 9'9" (3.07m x 2.98m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Heating programmer providing zoned temperature control for the first floor. Door providing access into the en suite shower room.



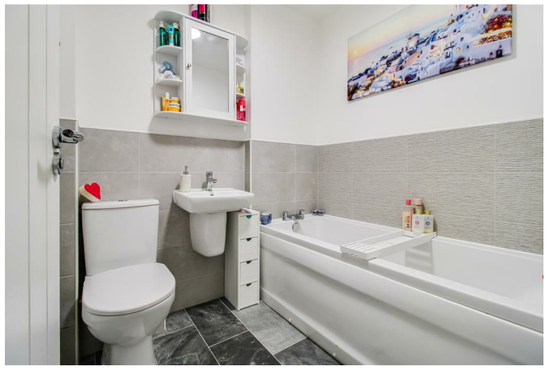
### EN SUITE SHOWER ROOM/W.C.
10'0" x 2'10" (3.07m x 0.88m)
Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with chrome mixer tap and shower enclosure with bi-folding glazed door and mixer shower. Half tiled walls with full height tiling within the shower enclosure. Central heating radiator and extractor fan.



### BEDROOM TWO
12'11" x 8'4" (3.94m x 2.55m)
Two UPVC double glazed windows overlooking the front elevation. Central heating radiator and fitted dressing table. Currently utilised as a home office. Door providing access to a useful storage cupboard over the stair bulkhead.



### BATHROOM/W.C.
6'8" x 5'10" (2.05m x 1.80m)
Fitted with a three piece suite comprising panelled bath with mixer tap, wall mounted wash basin with chrome mixer tap and low flush W.C. Half tiled walls, central heating radiator and extractor fan.



### OUTSIDE
To the front are two tarmacadam off road parking spaces providing direct access to the property. Covered entrance porch over the front door with an outside sensor light positioned to the side. To the rear is a slate paved patio area leading onto an attractive lawned garden. A slate paved pathway continues to a further patio area at the bottom of the garden. Low maintenance pebbled borders and timber panel fencing enclose the garden on three sides. Timber gate providing rear access along a pathway for bin storage. Outside water point positioned on the rear wall.



### 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.