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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.

Richard Kendall Estate Agent

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68 Gladstone Street, Normanton, WF6 2HJ

For Sale Freehold GUIDE PRICE £160,000 - £170,000

GUIDE PRICE £160,000 - £170,000. A superb opportunity to purchase this well presented two bedroom mid terrace home, benefiting from low maintenance front and rear gardens, a detached garage and extended ground floor accommodation.

The property is entered via the entrance hall and leads into a spacious living room with feature marble fireplace, which in turn provides access to the kitchen breakfast room. The kitchen is fitted with a range of integrated appliances and a built-in breakfast bar, with access continuing into the extended sitting/dining room. This impressive additional reception space benefits from a lantern roof window and French doors opening onto the rear garden. A staircase from the kitchen provides access down to the cellar, offering useful additional space with power and lighting. To the first floor are two bedrooms and a modern four piece house bathroom. Both bedrooms benefit from fitted storage, with bedroom two also incorporating fitted desk space. Externally, to the front is a low maintenance Indian stone paved garden, while to the rear is an enclosed paved garden with access to the detached garage and rear street.

The property is within easy reach of local amenities and schools, with regular bus services providing access towards Wakefield city centre. Normanton town centre also offers further shops, supermarkets and its own railway station. The M62 motorway network is within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal the space and quality this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with UPVC double glazed frosted fanlight above. Central heating radiator and staircase with handrail providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
13'3" x 10'8" (4.05m x 3.27m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, picture rail, ornate coving to the ceiling, decorative ceiling rose and two wall lights. Feature gas fire set on a marble hearth with matching inset and surround. Door leading through into the kitchen breakfast room.



KITCHEN BREAKFAST ROOM
12'5" x 11'2" (3.80m x 3.42m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Sink and drainer with swan neck mixer tap. Integrated twin oven and grill, four ring ceramic hob with extractor hood above, integrated microwave, integrated fridge with separate integrated freezer below, integrated full size dishwasher and integrated washing machine. Breakfast bar providing seating for two. UPVC double glazed window looking through into the sitting/dining room. Inset spotlights to the ceiling, under-cabinet lighting, central heating radiator and picture rail. UPVC double glazed door with glazed fanlight above. Door providing access to the staircase leading down to the cellar.

SITTING/DINING ROOM
15'5" x 12'9" (4.72m x 3.91m)
UPVC double glazed windows to two sides together with UPVC double glazed French doors opening onto the rear garden. Feature double glazed lantern roof window. Inset spotlights to the ceiling, central heating radiator, laminate tiled flooring, wall light and power points.



CELLAR
13'2" x 10'9" (4.03m x 3.29m)
Useful cellar room with power, lighting and central heating radiator. Timber framed single glazed window overlooking the front aspect.

FIRST FLOOR LANDING
Picture rail. Doors provide access to the house bathroom and bedroom one, with double doors opening into bedroom two.

BEDROOM ONE
13'3" x 10'8" (4.04m x 3.27m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and picture rail. Range of fitted wardrobes to one wall. Door providing access into a boiler cupboard housing the combination boiler. Loft access within the cupboard.



BEDROOM TWO
8'1" x 5'9" (2.47m x 1.76m)
Double doors providing access into the bedroom. UPVC double glazed window overlooking the rear elevation. Central heating radiator and picture rail. Range of fitted wardrobes together with fitted desk, fitted drawers and fixed shelving.



HOUSE BATHROOM
11'1" x 5'6" (3.39m x 1.70m)
Fitted with a modern four piece suite comprising double ended panelled bath with centrally positioned chrome mixer tap, larger than average shower enclosure with glazed sliding door, mixer shower with fixed overhead shower head and separate shower attachment, concealed cistern low flush W.C. and wash basin set within laminate work surface with vanity storage below. Fully tiled walls and flooring. UPVC clad ceiling with inset spotlights, extractor fan and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
On street parking is available on a first come, first served basis. A cast iron gate provides access into a low maintenance Indian stone paved front garden enclosed by solid brick-built walls. Outside water point. To the rear is a low maintenance paved garden enclosed by timber panel fencing with established hedge borders to the left and right. A paved pathway runs alongside the detached garage. Timber gate provides access to the road behind. Outside sensor light and water point.



DETACHED GARAGE
17'10" x 8'11" (5.45m x 2.72m)
Single detached garage with electric up and over door, power and lighting.

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

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.