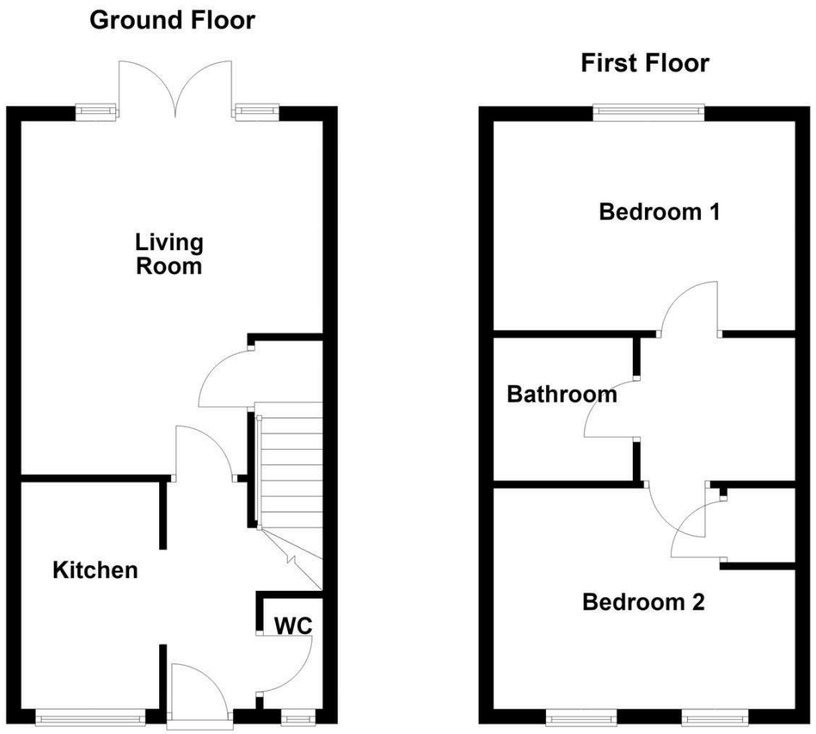
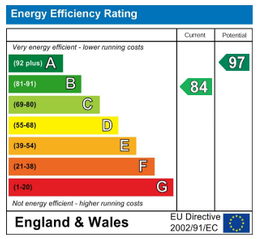




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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



23 Aspen Court, Normanton, WF6 2FF

For Sale Freehold £167,500

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

Boasting two double bedrooms, a contemporary family bathroom, modern fitted kitchen and a bright and spacious lounge diner with patio doors opening onto the enclosed landscaped rear garden. Further benefitting from a downstairs WC and driveway providing off road parking. Externally, the property benefits from a driveway to the front providing off road parking. To the rear is an attractive enclosed landscaped garden, offering a pleasant outdoor space for relaxation, dining and entertaining.

Conveniently positioned within easy reach of Normanton town centre, the property benefits from a range of local amenities including shops, supermarkets, schools and recreational facilities. Normanton railway station provides regular connections to Wakefield and Leeds, while local bus services and easy access to the M62 motorway network make this an ideal location for those commuting further afield.

This superb property is ideally suited to first time buyers, professional couples or those looking to downsize.



ACCOMMODATION

ENTRANCE HALL
Composite glazed front entrance door leading into the entrance hallway. Doors provide access to the lounge and downstairs W.C. Open archway leading through into the kitchen. Carpeted staircase providing access to the first floor landing.

KITCHEN/DINER
10'0" x 6'0" (3.06m x 1.84m)
Fitted with a wide range of wall and base units with complementary work surfaces over. One and a half bowl stainless steel sink and drainer. Integrated electric oven with four ring electric hob, splashback and stainless steel extractor hood above. Space and plumbing for an automatic washing machine and full size dishwasher. Space for a large style fridge freezer. Cupboard housing the combination central heating boiler. Inset spotlights to the ceiling, wood effect flooring and front facing UPVC double glazed window.



W.C.
5'0" x 2'11" (1.54m x 0.90m)
Front facing frosted UPVC double glazed window. Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin. Double central heating radiator.

LOUNGE
15'6" x 12'11" (4.73m x 3.95m)
Rear facing UPVC double glazed French doors with adjacent glazed windows opening onto the garden. Carpeted flooring and useful built-in storage cupboard. Double central heating radiator.



FIRST FLOOR LANDING
Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 10'0" (3.96m x 3.07m)
Rear facing UPVC double glazed window. Carpeted flooring and double central heating radiator.



BEDROOM TWO
Two front facing UPVC double glazed windows. Carpeted flooring and useful storage cupboard.



HOUSE BATHROOM/W.C.
6'7" x 5'11" (2.02m x 1.82m)
Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash basin with chrome mixer tap and low flush W.C. Wood effect flooring, chrome heated towel rail, inset spotlights to the ceiling and extractor fan.



OUTSIDE
To the front is a driveway providing off street parking. To the rear is an enclosed garden with paved seating area leading onto a lawn. Pathway continues to a garden shed at the rear. The garden is enclosed by fenced boundaries.

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.