Richard Kendall Estate Agent

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36 Haw Hill View, Normanton, WF6 2HB

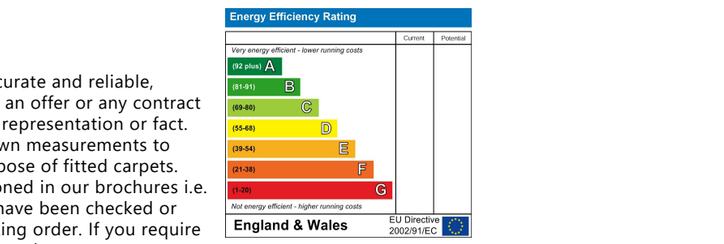
For Sale Freehold £150,000

Situated in Normanton is this deceptively spacious three bedroom mid terrace home, offering well proportioned accommodation together with generous reception space and low maintenance gardens.

The accommodation briefly comprises a living room leading through into an inner hallway with staircase to the first floor and access into the kitchen diner. The kitchen diner leads through into a useful utility room, which in turn provides access to the rear hallway, rear garden and ground floor bathroom. To the first floor are three well proportioned bedrooms together with loft access from the landing. Bedroom one also benefits from useful overstairs storage. Externally, to the front is a low maintenance paved buffer garden with gated access. To the rear is an enclosed courtyard style garden with useful brick-built storage.

Normanton is a popular location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and amenities within easy reach. Normanton town centre is also close by and provides a wider range of facilities together with 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 everything this appealing 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

LIVING ROOM
14'3" x 13'1" (4.35m x 4.00m)
Frosted UPVC double glazed front entrance door leading into the living room. UPVC double glazed window overlooking the front elevation. Central heating radiator, coving to the ceiling and useful fitted storage cupboard. Feature gas fireplace with marble hearth and surround and timber effect mantle. Door leading through into the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing. Door leading through into the kitchen diner.

KITCHEN DINER
13'1" x 12'11" (4.00m x 3.95m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over. One and a half bowl composite sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above and integrated double oven. Space for a fridge freezer. Door providing access into the utility room.

UTILITY ROOM
7'4" x 5'6" (2.25m x 1.68m)
UPVC double glazed window overlooking the side elevation. Central heating radiator and coving to the ceiling. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with tiled splashback. Space and plumbing for a washing machine. Opening through into the rear hallway.



REAR HALLWAY
Frosted UPVC double glazed door providing access to the rear garden. Door leading through into the bathroom.

BATHROOM
2.07m x 1.66m
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. Fully tiled walls, central heating radiator and extractor fan.

FIRST FLOOR LANDING
Loft access. Doors provide access to three bedrooms.

BEDROOM ONE
13'2" x 12'1" (4.02m x 3.70m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Useful overstairs storage cupboard.



BEDROOM TWO
12'11" x 6'8" (3.95m x 2.05m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling.



BEDROOM THREE
10'2" x 6'3" (3.10m x 1.93m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling.



OUTSIDE
To the front is a low maintenance buffer garden, predominantly paved and enclosed by walling and wrought iron fencing. A wrought iron gate provides access. To the rear is a low maintenance courtyard style garden with tarmacadam and paved areas, ideal for outdoor dining and entertaining. The garden is enclosed by walling and timber fencing with a timber gate to the rear. A brick-built outbuilding provides useful storage.



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.