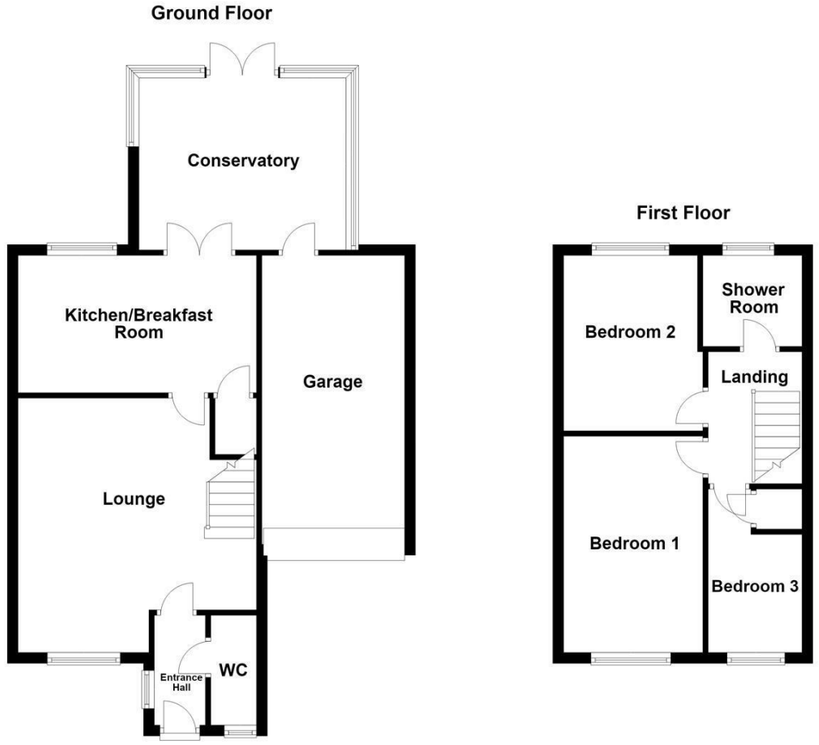


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Kirkcaldy Fold, Normanton, WF6 1WP

For Sale Freehold £240,000

Superbly appointed throughout, both internally and externally, is this attractive three bedroom semi detached home, offering well presented accommodation together with off street parking, a garage and landscaped rear garden.

Benefitting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hall, downstairs W.C., lounge, contemporary breakfast kitchen and a large conservatory. To the first floor are three bedrooms and a contemporary shower room, with bedroom three currently utilised as a dressing room. Externally, to the front is a low maintenance slate garden together with a tarmacadam driveway providing off street parking and leading to the brick-built garage with electric door. To the rear is an attractive landscaped garden incorporating artificial lawn, an Indian stone patio, pergola and further low maintenance slate areas. The house also benefits from a newly installed worcester bosch combi boiler replacing the old hot water tank system.

The property is well placed for local amenities including shops and schools, with regular bus services nearby and convenient access to the motorway network.

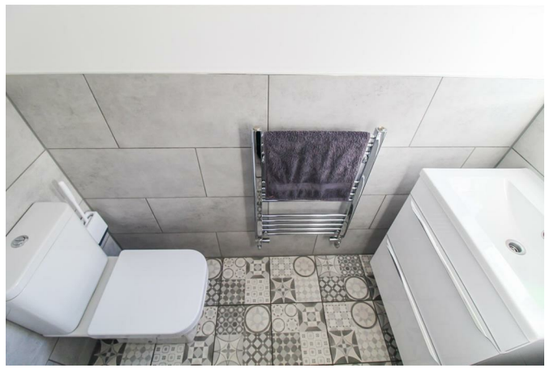
An ideal opportunity for first time buyers, professional couples or families looking to access the property market. Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the hallway. Tiled flooring, central heating radiator and UPVC double glazed window overlooking the side elevation. Door providing access to the downstairs W.C. Opening through into the lounge.

DOWNSTAIRS W.C.
6'6" x 2'10" (1.99m x 0.87m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin set within vanity storage. Chrome ladder style heated towel radiator. Part tiled walls and fully tiled flooring. Frosted UPVC double glazed window overlooking the front elevation.



LOUNGE
15'6" x 14'6" (4.74m x 4.44m)
UPVC double glazed window overlooking the front elevation. Two central heating radiators. Staircase providing access to the first floor landing. Door leading through into the breakfast kitchen.



BREAKFAST KITCHEN
14'6" x 9'1" (4.43m x 2.77m)
Fitted with a contemporary range of wall and base units with matching work surfaces over and soft close doors and drawers. Stainless steel sink and drainer with mixer tap. Integrated oven and grill, Bosch four ring gas hob with stainless steel extractor hood above, integrated fridge and freezer, integrated washing machine and integrated dishwasher. Part tiled walls and fully tiled flooring. Central heating radiator and breakfast bar area. UPVC double glazed window overlooking the rear elevation and French doors leading into the conservatory. Door providing access to the understairs cloaks storage cupboard.

CONSERVATORY
12'7" x 11'2" (3.84m x 3.41m)
Brick-built base with UPVC double glazed windows. French doors providing access to the rear garden. Fully tiled flooring. Feature fitted media wall. Door providing access into the garage.



GARAGE
17'1" x 8'7" (5.23m x 2.64m)
Brick-built garage with electric door. Power and lighting. Workbench.

FIRST FLOOR LANDING
Loft access. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
13'3" x 8'6" (4.04m x 2.61m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Feature wood panelling to one wall.



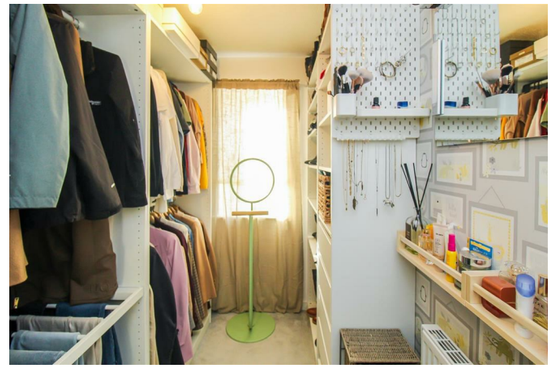
BEDROOM TWO
10'9" x 8'6" (3.29m x 2.60m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



SHOWER ROOM
5'11" x 5'6" (1.81m x 1.70m)
Fitted with a contemporary three piece suite comprising low flush W.C., pedestal wash basin and walk-in shower enclosure with mixer shower and separate shower attachment. Fully tiled walls and flooring. Chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE
9'11" x 5'9" (3.04m x 1.77m)
Currently utilised as a dressing room. UPVC double glazed window overlooking the front elevation. Central heating radiator. Door providing access to a useful storage cupboard.



OUTSIDE
To the front is a low maintenance slate garden. Tarmacadam driveway provides off street parking and leads to the brick-built garage. To the rear is an attractive landscaped low maintenance garden. Artificial lawn together with an Indian stone paved patio area, ideal for outdoor dining and entertaining. Feature timber framed pergola. Further low maintenance slate garden areas with planted borders. Outside power points.



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

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.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We've loved the quiet cul-de-sac location, the friendly neighbours, and the fact that there is a small children's park only a two-minute walk away. The nearby paths and cycle routes towards Haw Hill Park have been perfect for family walks and bike rides. It feels safe, peaceful and welcoming, while still being really close to the M62."