

OUTSIDE

The property has enclosed gardens to three sides, the rear being of a good size and being block paved for ease of maintenance with raised borders for planting. Side entrance door into the detached garage.



DETACHED GARAGE

19' 7" x 10' 11" (5.99m x 3.35m)

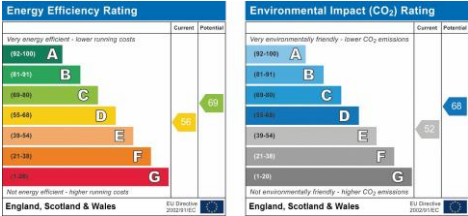
Constructed in concrete block and render with an up and over door, accessed from the side service road. The garage has power and lighting and being of a good size making this an excellent garage/workshop.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our four local offices or search for the property on www.richardkendall.co.uk

VIEWINGS

To view please contact the Normanton office on 01924 899870 and they will be pleased to arrange a suitable appointment.



OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of four offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 40 years.

With FOUR local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultant who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or email: vince@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk
*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. There will be mailed to you every week.

Also the Richard Kendall Homes and Property is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE



25 Dalefield Road, Normanton, WF6 1HD

For Sale Freehold £125,000

REDUCED IN PRICE. NO CHAIN. A superb example of the traditional bay fronted semi detached home. This property has been meticulously maintained by the present owners and blends the traditional with the modern having contemporary kitchen and bathroom fitments. The property has a good sized rear garden, which is paved for ease of maintenance and a large detached garage/workshop.

In full, the accommodation comprises of a spacious entrance hallway, lounge with bay window and feature fireplace, which is open to the dining room at the rear, which has a feature rustic brick arch to the breakfast area of the kitchen. There is a conservatory at the rear. On the first floor there is a landing with doors leading off to three bedrooms, two double with fitted wardrobes and one single, a bathroom with a contemporary white three piece suite.

This is a superb property with the usual prerequisites of double glazing and a gas central heating system. Offered for sale with no upward chain involved and we recommend any interested parties to arrange an early internal inspection.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

Stained and leaded hardwood entrance door with stained and leaded windows to either side. The entrance door is set back from the front by recessed storm porch. There is a staircase rising to the first floor landing with a spindle balustrade. Wood effect laminate floor, coving to the ceiling and a central heating radiator. Door to the lounge.

LOUNGE

13' 4" x 12' 0" (4.07m x 3.67m) into the bay window

An impressive reception room, which is open plan at the rear onto the dining room. Doorway to the hall and an impressive bay window to the front elevation. There is a flame effect gas fire housed within a dark wood finish Adams style surround with complimentary hearth and back. Coving to the ceiling with picture rail below. Central heating radiator.



DINING ROOM

12' 2" x 12' 0" (3.73m x 3.68m)

Double glazed sliding patio door at the rear onto the conservatory, feature rustic brick archway over a breakfast bar to the kitchen and further doorway to the kitchen, feature fireplace with rustic brick mantle, coving to the ceiling. Central heating radiator.

KITCHEN

12' 7" x 5' 11" (3.86m x 1.82m)

Double glazed door to the side and a double glazed window overlooking the rear garden. The kitchen is fitted with a range of contemporary base and wall height units with contrasting granite effect work surfaces, inset stainless steel sink unit with separate circular drainer and mixer tap, integrated electric oven and hob, dishwasher, fridge and freezer, inset square halogen spotlights to the ceiling. Tiling to the floor.



CONSERVATORY

Constructed in UPVC and is double glazed from floor to ceiling with French doors opening onto the rear garden.



FIRST FLOOR LANDING

A spacious landing with spindle balustrade, double glazed window to the side and loft access point.

BEDROOM ONE

12' 2" x 9' 6" (3.72m x 2.92m) to the fitted wardrobes

Double glazed window at the rear, fitted wardrobes to one wall, coving to the ceiling, wood effect laminate flooring. Central heating radiator.



BEDROOM TWO

11' 3" x 9' 9" (3.44m x 2.99m) to the fitted wardrobes

Double glazed window to the front, coving to the ceiling, fitted wardrobes to one wall, wood effect laminate flooring. Central heating radiator.

BEDROOM THREE

6' 10" x 6' 6" (2.10m x 2.00m)

Double glazed window to the front, coving to the ceiling, central heating radiator.

BATHROOM/W.C.

6' 2" x 5' 10" (1.90m x 1.80m)

Frosted double glazed window, fitted with a contemporary white suite comprising of panelled bath with thermostatic shower above and glazed shower screen, wash basin and w.c. in a built in vanity unit with high gloss granite effect top. Tiling to the walls and floor, coving to the ceiling and a chrome ladder style central heating radiator.

