WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 Oak Mews, Normanton, WF6 2FT

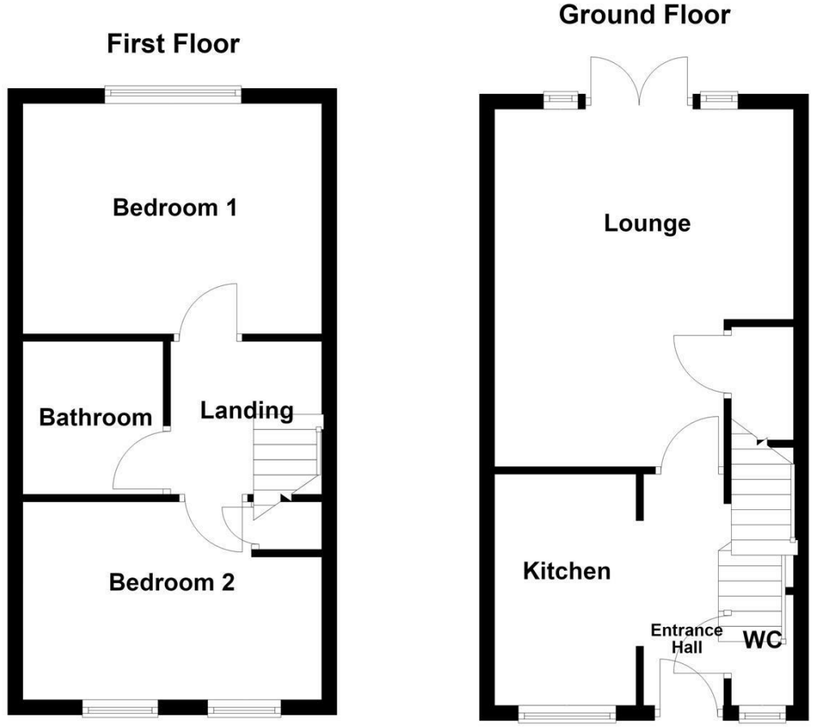
For Sale Freehold Offers Over £180,000

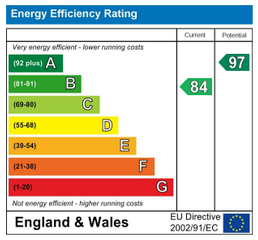
Well appointed throughout is this attractive two double bedroom mid townhouse, originally constructed by Taylor Wimpey and offering stylish, modern accommodation ideally suited to first time buyers, professional couples and small families.

The accommodation briefly comprises a welcoming entrance hall, modern fitted kitchen, downstairs WC and a spacious lounge diner. To the first floor are two generous double bedrooms, with the principal bedroom benefitting from en suite shower facilities, together with a contemporary house bathroom. Externally, a tarmac driveway to the front provides off road parking for one vehicle. To the rear is an enclosed lawned garden incorporating stone flagged patio areas, creating an ideal space for outdoor dining and relaxation.

Situated on a popular modern development, the property is conveniently positioned for a range of local amenities including shops, schools and regular bus services. Excellent access to the motorway network also makes the property particularly suitable for commuters.

An early viewing is highly recommended to fully appreciate all that this attractive modern home has to offer.





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

ENTRANCE HALL
Laminate flooring, staircase providing access to the first floor landing, door to the downstairs W.C. and squared archway opening into the modern kitchen.

KITCHEN
10'0" x 6'1" (3.06m x 1.86m)
Fitted with a modern range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, space for a freezer, integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. UPVC double glazed window overlooking the front elevation, recessed spotlights to the ceiling and central heating radiator. Door leading through to the lounge diner.

LOUNGE DINER
16'3" x 13'2" (4.96m x 4.02m)
Useful understairs storage cupboard, central heating radiator and UPVC double glazed French doors with glazed side panels opening onto the rear garden.





W.C.
Low flush W.C., pedestal wash basin with tiled splashback, central heating radiator, tile effect flooring and frosted UPVC double glazed window overlooking the front elevation.

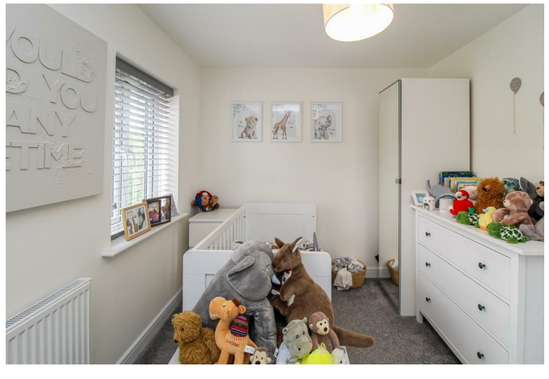
FIRST FLOOR LANDING
Central heating radiator, loft access and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
10'1" x 9'9" (3.08m x 2.99m)
Central heating radiator, UPVC double glazed window overlooking the rear elevation and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
2'11" x 10'1" (0.90m x 3.08m)
Fitted with a low flush W.C., pedestal wash basin and shower cubicle with mixer shower. Part tiled walls, tile effect flooring and heated towel radiator.

BEDROOM TWO
8'5" x 13'3" (2.59m x 4.05m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.
6'2" x 6'7" (1.88m x 2.02m)
Fitted with a low flush W.C., wash basin and panelled bath with mixer shower over. Fully tiled around the bath with part tiled walls elsewhere, tile effect flooring and heated towel radiator.



OUTSIDE
To the front of the property is a tarmac driveway providing off road parking for one vehicle, with paved steps leading to the front entrance. To the rear is an enclosed lawned garden incorporating paved patio areas, ideal for outdoor dining and entertaining.



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.

PLEASE NOTE
Please note, the vendor advises that regular payments are made to a management company towards the maintenance of the estate. The cost is approximately £11 per month, although this may vary.