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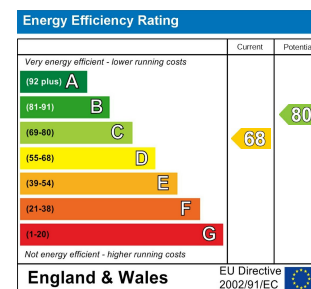
15 Jubilee Avenue, Normanton, WF6 1DW

For Sale Freehold Asking Price £190,000

An extended four bedroomed semi detached house with an en suite to the main bedroom standing on a well proportioned corner plot in this popular residential area within easy reach of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this thoughtfully extended property offers deceptively spacious accommodation which is approached via a welcoming entrance hall that leads through into a living room that has French doors out to the back garden. The dining room is of good proportions and has a wide archway through to the adjoining fitted kitchen. To the rear there is a utility room and downstairs w.c. To the first floor the principal bedroom has an en suite with the three further bedrooms being served by the family bathroom. Outside, the property has gardens to both the front, rear and side, as well as a block paved drive.

The property is situated within easy reach of a good range of local shops, schools and recreational facilities and is within a short drive of the broader range of amenities in the centre of Normanton. Normanton has its own railway station and ready access to the motorway network.



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.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door and window to the side, stairs to the first floor and central heating radiator.

LIVING ROOM

14'9" x 12'5" [max] [4.5m x 3.8m [max]]

Sliding French doors to the rear, double central heating radiator and feature ornamental fireplace with marbled insert and hearth.



DINING ROOM

14'9" x 7'10" [4.5m x 2.4m]

Window to the front, central heating radiator and an archway through to adjoining kitchen.

KITCHEN

14'9" x 8'6" [4.5m x 2.6m]

Windows to the front and side and fitted with a range of modern wall and base units with laminate work tops and splash backs. Inset stainless steel sink unit, provision for a Range style cooker with filter hood over and cupboard housing space for a dishwasher. Space for a tall fridge freezer.

UTILITY

10'9" x 5'10" [3.3m x 1.8m]

External door to the rear and window. Central heating radiator and space and plumbing for a washing machine and tumble dryer. Built in cupboard.

W.C.

4'11" x 3'7" [1.5m x 1.1m]

Frosted window to the rear and fitted with a two piece white and chrome cloakroom suite comprising wall mounted wash basin and low suite w.c. Extractor fan.

FIRST FLOOR LANDING

Window to the side, central heating radiator and loft access hatch.

BEDROOM ONE

12'5" x 8'10" [3.8m x 2.7m]

Window to the front, double central heating radiator and loft access hatch to the secondary loft. Doorway through to the en suite.



BEDROOM THREE

9'10" x 8'6" [3.0m x 2.6m]

Window to the rear and central heating radiator.

BEDROOM FOUR

9'10" x 7'10" [3.0m x 2.4m]

Window to the front and useful overstairs store.

BATHROOM/W.C.

7'10" x 5'6" [2.4m x 1.7m]

Frosted window to the front and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



EN SUITE/W.C.

5'2" x 5'2" [1.6m x 1.6m]

Fitted with a three piece white and chrome suite comprising corner shower cubicle with glazed door and Triton electric shower. Pedestal wash basin and low suite w.c. Frosted window to the rear, extractor fan and central heating radiator.



BEDROOM TWO

12'5" x 11'1" [max] [3.8m x 3.4m [max]]

Window overlooking the back garden and central heating radiator.



OUTSIDE

The property has a block paved driveway and gardens to both the front, rear and side.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.