



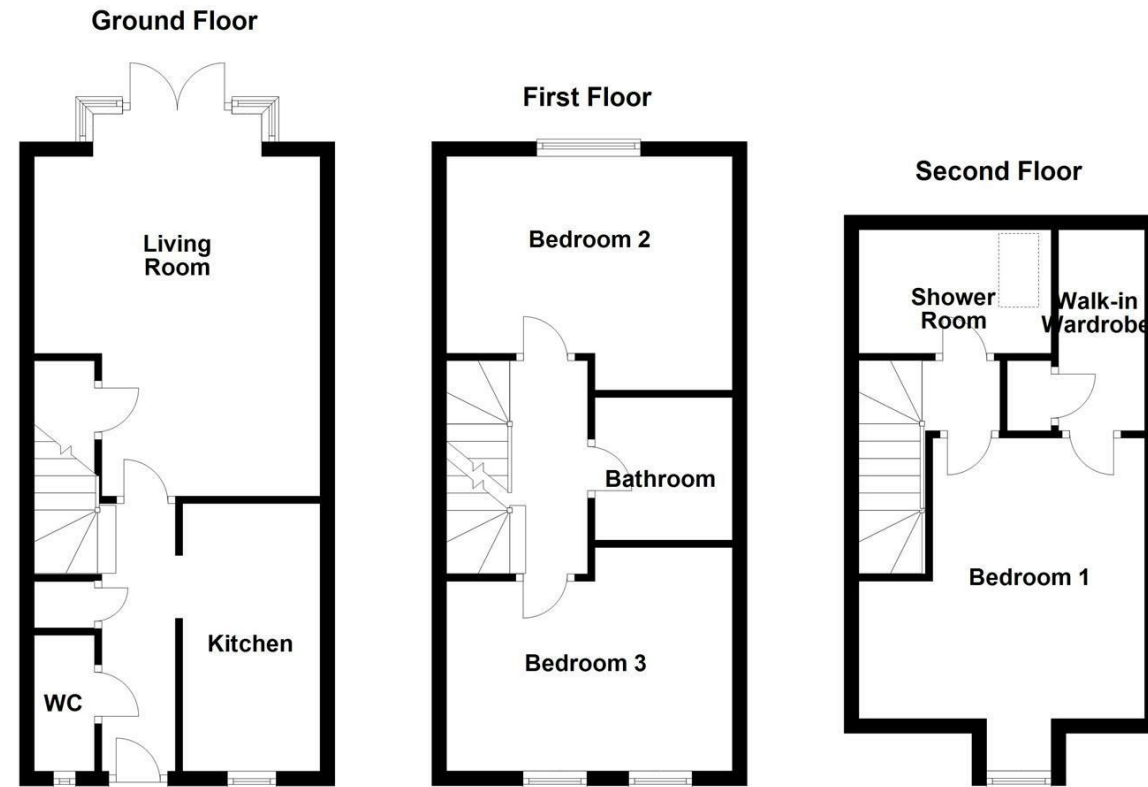
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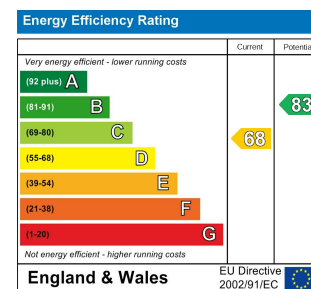
57 Whinbeck Avenue, Normanton, WF6 1UD

For Sale Freehold £220,000

A deceptively spacious three storey and three double bed roomed modern townhouse with a garage and long garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home offers deceptively spacious accommodation and is approached via a welcoming reception hall with a guest w.c. off to the side. The main living room is of good proportions and has French doors out to the back garden. The kitchen is fitted with a good range of units with integrated cooking facilities. To the first floor there are two double bedrooms served by the family bathroom/w.c. Whilst to the top floor, the principal bedroom suite has a good sized bedroom, walk in wardrobe and shower room/w.c. Outside the property has a modest garden to the front, together with driveway parking that leads up to a garage. To the rear of the house there is a much larger garden, laid mainly to lawn with a paved patio sitting area and wooden shed.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in nearby town centre of Normanton which also has a 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,

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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

RECEPTION HALL

Panelled front entrance door, wood effect laminate flooring, central heating radiator and stairs to the first floor. Useful built in cupboard.

GUEST W.C.

6'2" x 2'7" [1.9m x 0.8m]

Frosted window to the front and fitted with a two piece cloakroom suite comprising low suite w.c. and vanity wash basin. Central heating radiator.

LIVING ROOM

15'1" x 12'9" [4.6m x 3.9m]

Square bay to the rear and having a feature fireplace with fitted electric fire, wood effect laminate flooring, central heating radiator, useful built in cupboard and French doors out to the back garden.



KITCHEN

11'9" x 6'2" [3.6m x 1.9m]

Window to the front and fitted with a good range of light wood grain effect wall and base units with laminate work tops and tiled splash backs. Inset acrylic sink unit, four ring gas hob with filter hood over, built in oven, space and plumbing for a washing machine, plumbing for a dishwasher, space for an under counter tumble dryer and space for a tall fridge/freezer. Central heating radiator and extractor fan.

BEDROOM TWO

12'9" x 10'9" [3.9m x 3.3m]

Window overlooking the back garden and central heating radiator.



BEDROOM THREE

12'9" x 10'2" [3.89m x 3.10m]

Two windows to the front and central heating radiator.



BATHROOM/W.C.

6'2" x 6'2" [1.9m x 1.9m]

Fitted with a three piece suite comprising panelled bath with shower attachment, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and extractor fan.



BEDROOM ONE

12'9" x 12'5" [max] [3.9m x 3.8m [max]]

Window to the front and central heating radiator. Loft access point.



WALK IN WARDROBE

9'10" x 3'11" [3.0m x 1.2m]

SHOWER ROOM/W.C.

8'6" x 5'6" [2.6m x 1.7m]

Fitted with a three piece suite comprising corner shower cubicle, vanity wash basin with cupboards under and low suite w.c. Part tiled walls and tiled floor. Central heating radiator, extractor fan, electric

shaver point and Velux style roof light set into a characterful sloping ceiling.



OUTSIDE

To the front, the property has driveway parking leading up to the garage. To the rear of the house there is a much larger garden laid mainly to lawn with a paved patio sitting area and useful wooden shed.



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.