



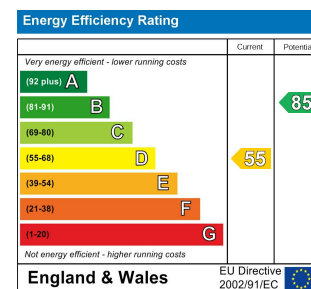
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**5 Prospect Avenue, Normanton, WF6 2DS**

**For Sale Freehold £200,000**

Nestled into this cul-de-sac location in Normanton is this two bedroom extended semi detached property benefiting from well proportioned accommodation throughout including two double bedrooms, ample reception space and attractive front and rear gardens.

The accommodation briefly comprise of the conservatory, kitchen with access to downstairs bathroom and through to the dining room and living room. To the first floor there are two bedrooms, bedroom one having loft access as well as an en suite shower room/w.c. To the front of the property the garden is laid to lawn with a planted bed border, timber fencing to either side and a concrete pathway running down the side of the property. To the rear, where the property is accessed, the garden is mainly laid to lawn with some planted beds, canopy, paved patio area, Koi fish pond, water feature and brick built outbuilding/workshop with power and light.

Normanton is ideal for a range of buyers, as for first time buyers and growing families looking to move to the area it is ideally located for shops and schools. These are found within walking distance as well as Haws Hill Park, which is also a stones throw from the property. For the commuter Normanton does have its own train station with trains running to local towns and cities such as Castleford, Wakefield and Leeds. It does also have local bus routes and is next to the M62 motorway ideal for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this well presented property and so an early viewing comes highly advised to avoid disappointment.



## ACCOMMODATION

### CONSERVATORY

10'0" x 9'1" [3.06m x 2.77m]

UPVC double glazed French doors into the conservatory. UPVC double glazed windows, UPVC double glazed stained glass door leading into the kitchen, frosted window into the bathroom/w.c. Underfloor heating.

### KITCHEN

11'7" x 11'9" max x 5'9" min [3.55m x 3.59m max x 1.77m min]

UPVC double glazed window to the side, spotlights to the ceiling, coving to the ceiling, decorative panelling to the walls, central heating radiator, doors to the bathroom/w.c. and dining room. A range of modern wall and base units with laminate work surface over, inset stainless steel sink with mixer tap, space for a cooker, plumbing for both a washing machine and dishwasher, undercounter fridge freezer.



### DINING ROOM

11'8" x 11'6" max x 10'4" min [3.58m x 3.51m max x 3.17m min]

Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed window to the side, set of double doors leading through to the living room, stairs to the first floor landing.



### LIVING ROOM

12'10" x 11'9" [3.93m x 3.59m]

Coving to the ceiling, dado rail, two central heating radiators, UPVC double glazed bay window to the front. Gas fire with laminate hearth and surround within a wooden mantle.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, decorative panelling, doors to two bedrooms.

### BEDROOM ONE

13'7" x 11'9" max x 9'0" min [4.15m x 3.59m max x 2.75m min]

Coving to the ceiling, spotlighting to the ceiling, loft access, central heating radiator, UPVC double glazed window to the rear, fitted wardrobes, door to the en suite shower room/w.c. Bulkhead.



### EN SUITE SHOWER ROOM/W.C.

6'5" x 4'9" [1.96m x 1.47m]

Wet wall panelling, central heating radiator, frosted UPVC double glazed window to the side, low flush w.c., pedestal wash basin with mixer tap and a shower cubicle with mains fed shower attachment. Spotlighting to the ceiling, extractor fan.

### BEDROOM TWO

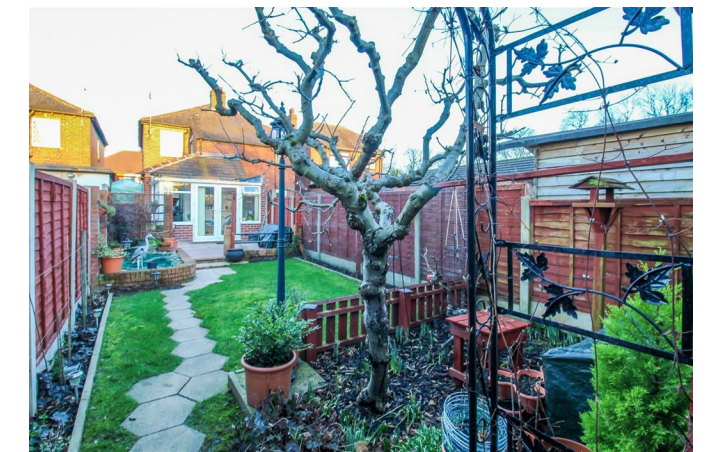
11'0" x 11'9" [3.37m x 3.59m]

UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator and fitted wardrobes.

### OUTSIDE

The garden is mainly laid to lawn with a planted bed border, timber fencing to either side and a concrete pathway leading to the side of the property. The rear garden is mainly laid to lawn with planted bed areas, paved patio area perfect for outdoor dining and entertaining. Canopy and brick built outbuilding/workshop with UPVC door, UPVC double glazed

window, power and light (measuring 2.44m x 3.59m), enclosed by timber fencing. Koi fish pond water feature.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.