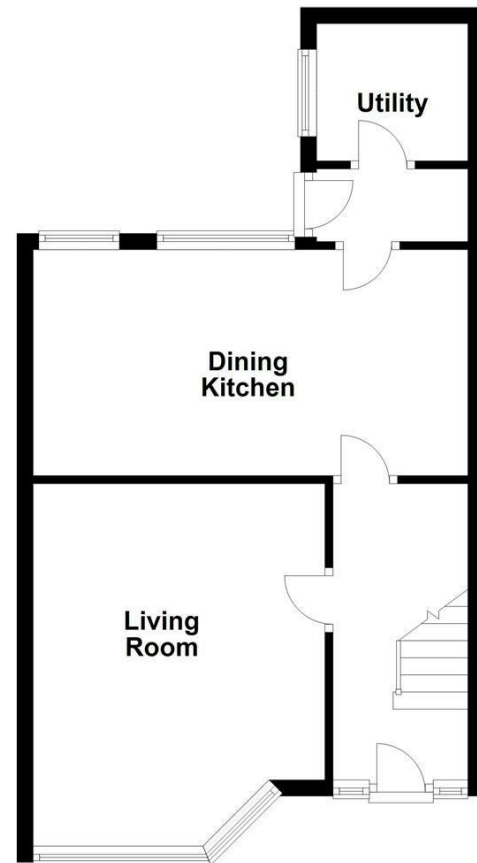


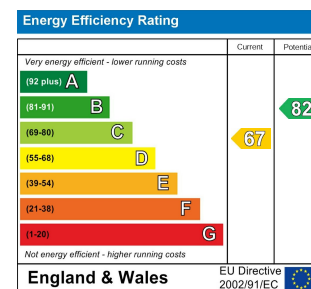
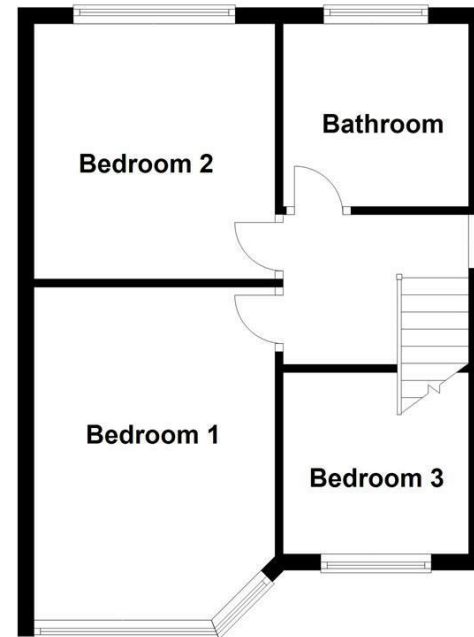


**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

Ground Floor



First Floor



**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.



**15 Harewood Avenue, Normanton, WF6 2HQ**

**For Sale Freehold £169,500**

A well proportioned three bedroomed end townhouse tucked away in this preferred location within very easy reach of the town centre facilities.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a well proportioned living room that has a bay window to the front. To the rear there is a dining kitchen fitted with a broad range of units and an adjoining dining area. A door then leads through into a rear entrance porch and on into a separate utility room. To the first floor there are two double bedrooms, plus a further single bedroom all served by the family bathroom. Outside, the property has gardens to both the front and rear.

The property is situated in this well regarded residential area within easy reach of a good range of local shops, schools and recreational facilities. Normanton itself offers a good range of facilities, as well as having its own railway station. The national motorway network is readily accessible.



## ACCOMMODATION

### RECEPTION HALL

12'1" x 5'2" [3.7m x 1.6m]

UPVC front entrance door with double glazed side screens, wood effect laminate flooring, central heating radiator concealed in a cabinet and stairs to the first floor.

### LIVING ROOM

11'5" x 11'1" plus bay window [3.5m x 3.4 plus bay window]

Bay window to the front, central heating radiator, continuation of the wood effect laminate flooring and provision for a wall mounted television.



### DINING KITCHEN

17'8" x 10'2" [max] [5.4m x 3.1m [max]]

Two windows to the rear and fitted with a broad range of wood effect wall and base units with laminate worktops incorporating stainless steel sink unit. Slot in point for a gas cooker with glazed splash back and filter hood over. Space for a tall fridge/freezer and adjoining dining area with central heating radiator.

### INNER HALLWAY

4'7" x 2'11" [1.4m x 0.9m]

UPVC rear entrance door and built in cupboard.

### UTILITY ROOM

6'6" x 5'6" [2.0m x 1.7m]

Frosted window to the side, part tiled walls and fitted with a low suite w.c., wall mounted wash basin and space and plumbing for a washing machine and tumble dryer. Chrome ladder style heated towel rail.

### FIRST FLOOR LANDING

Window to the side and loft access point.

### BEDROOM ONE

14'5" x 9'10" [max] [4.4m x 3.0m [max]]

Bay window to the front and central heating radiator.



### BEDROOM TWO

10'2" x 9'10" [3.10m x 3.00m]

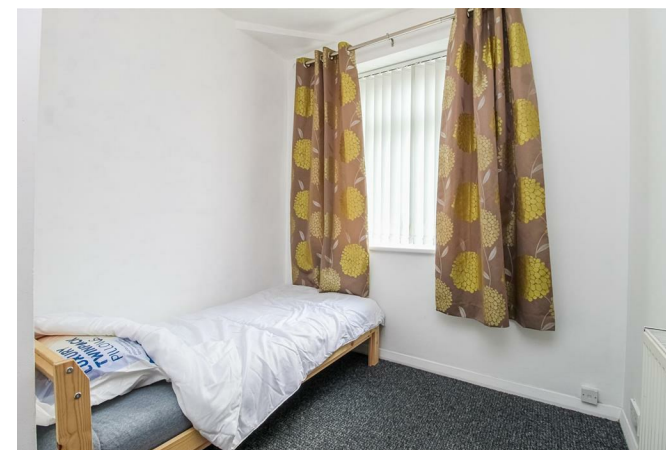
Window overlooking the back garden and central heating radiator.



### BEDROOM THREE

7'6" x 7'6" [max] [2.3m x 2.3m [max]]

Window to the front and central heating radiator.



### BATHROOM/W.C.

7'6" x 7'6" [2.3m x 2.3m]

Part tiled walls and fitted with a three piece white and chrome suite comprising P-shaped shower bath with curved glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



### OUTSIDE

To the front the property has a modest garden together with a block paved pathway that leads up to the front door. A pathway passes the side of the house round to the rear. Behind the house there is a further enclosed garden with artificial lawn and a hand gate out to the back lane.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.