



WAKEFIELD  
01924 291 294

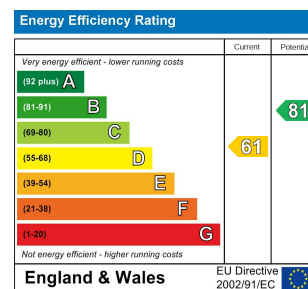
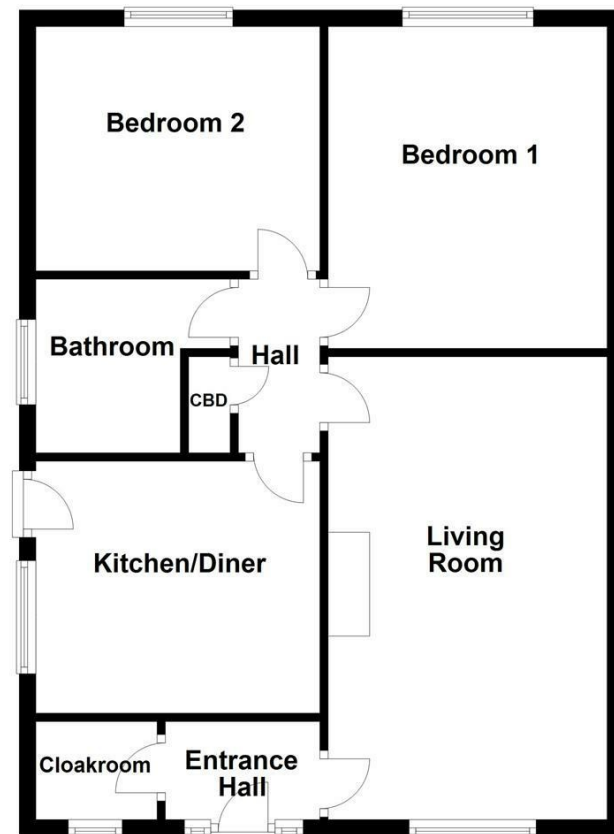
OSSETT  
01924 266 555

HORBURY  
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PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



#### 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.



## 29 Wheatley Avenue, Normanton, WF6 1HN

### For Sale Freehold Offers In The Region Of £230,000

Situated only a short distance from Normanton town centre is this two bedroom detached bungalow benefiting from some new carpets, well proportioned accommodation, modern fitted kitchen and bathroom and off road parking.

The property briefly comprises of the entrance hall, cloakroom, living room, further hallway leading to two bedrooms and the kitchen/diner. Outside to the front there is a tarmac driveway providing off road parking for two vehicles. To the rear there is an enclosed garden surrounded by walls and timber fencing with an electric roller door providing access to the rear.

Situated in Normanton the property is an ideal base for those who wish to commute on a regular basis as there is a train station as well as being nearby to the M62, M1 & A1. Local bus routes run on a regular basis into both Wakefield and Castleford. Normanton has its own town centre with various shops, supermarkets and schools are within the nearby vicinity.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.

#### 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 double glazed entrance door with frosted glass panes. Central heating radiator, coving to the ceiling, doors to the living room and cloakroom.

### CLOAKROOM

3'10" x 4'9" (1.18m x 1.46m)

UPVC double glazed window to the front, the Ideal combi boiler and gas and electric meters are housed in here.

### LIVING ROOM

18'2" x 11'10" (max) x 10'4" (min) (5.56m x 3.63m (max) x 3.17m (min))

Coving to the ceiling, dado rail, two central heating radiators, UPVC double glazed window to the front, door to a further hallway, electric fireplace with laminate hearth, surround and wooden mantle.



### HALLWAY

Loft access, coving to the ceiling and doors to the

kitchen/diner, two bedrooms, the bathroom and storage cupboard.

### KITCHEN/DINER

9'10" x 11'3" (3.02m x 3.43m)

Range of newly fitted modern wall and base units with corian work surface over, inset stainless steel sink with mixer tap and tiled splash back, new four ring electric hob with stainless steel extractor hood above, new fridge/freezer and integrated oven. Spotlights to the ceiling, coving to the ceiling, central heating radiator, decorative panelling to one wall, UPVC double glazed window to the side and UPVC double frosted door to the side.



### BEDROOM ONE

13'0" x 11'11" (3.97m x 3.64m)

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



### BEDROOM TWO

11'4" x 9'7" (3.46m x 2.93m)

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



### BATHROOM/W.C.

6'9" x 7'5" (max) x 5'7" (min) (2.08m x 2.27m (max) x 1.71m (min))

Chrome ladder style radiator, UPVC double glazed frosted window to the side, extractor fan, low flush w.c., ceramic wash basin built into a storage unit with mixer tap and panelled bath with mixer tap and shower head attachment.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicles. To the rear there is a low maintenance enclosed garden surrounded by walls and timber fencing with an electric roller door providing access to the rear with charging point for an electric car.



### 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.