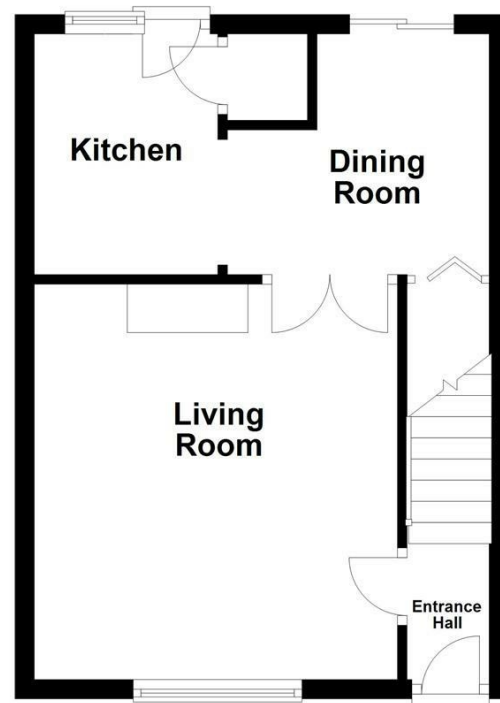


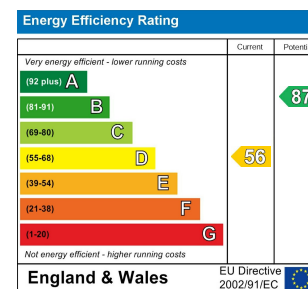
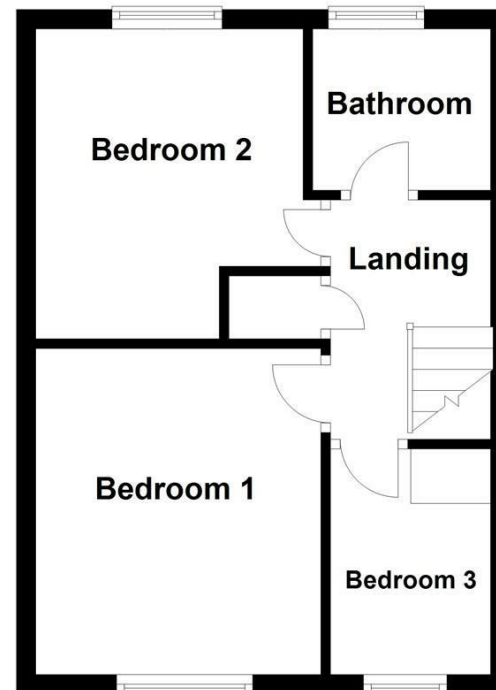


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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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### Ground Floor



### 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.



## 16a Dalefield Avenue, Normanton, WF6 1HT

For Sale Freehold £139,995

Situated in Normanton is this three bedroom mid terrace property benefitting from ample reception space, off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a paved driveway with gated access providing off road parking. To the rear there is a lawned garden and paved patio area, enclosed by timber fencing with a timber gate to the rear.

The property is situated in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Normanton. Normanton itself has its own railway station and ready access to the national motorway network.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door, central heating radiator and door through to the living room.

### LIVING ROOM

13'5" x 12'4" [max] x 4'0" [min] [4.09m x 3.76m [max] x 1.23m [min]]

Set of double doors to the dining room, coving to the ceiling, central heating radiator, dado rail, UPVC double glazed window to the front and gas fire with marble hearth, surround and wooden mantle.



### DINING ROOM

8'1" x 8'5" [2.48m x 2.57]

An opening to the kitchen, access to an understairs storage cupboard, coving to the ceiling, central heating radiator and UPVC double glazed set of sliding doors to the rear garden.



### KITCHEN

5'5" x 7'0" [1.66m x 2.15m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, space for a washing machine, space for a fridge/freezer. UPVC double glazed door and window to the rear garden. Access to a storage cupboard.

### FIRST FLOOR LANDING

Loft access, access to a storage cupboard and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

9'7" x 11'3" [2.93m x 3.44m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

10'6" x 9'6" [max] x 6'5" [min] [3.22m x 2.92m [max] x 1.96m [min]]

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



### BEDROOM THREE

5'7" x 8'4" [max] x 6'7" [min] [1.72m x 2.55m [max] x 2.03m [min]]

Fitted shelving units, UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

6'0" x 5'5" [1.84m x 1.67m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment.



### OUTSIDE

To the front of the property there is a paved driveway with gated access providing off road parking. To the rear there is a lawned garden and paved patio area, enclosed by timber fencing with a timber gate to the rear.



### 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.