



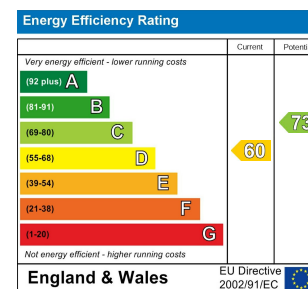
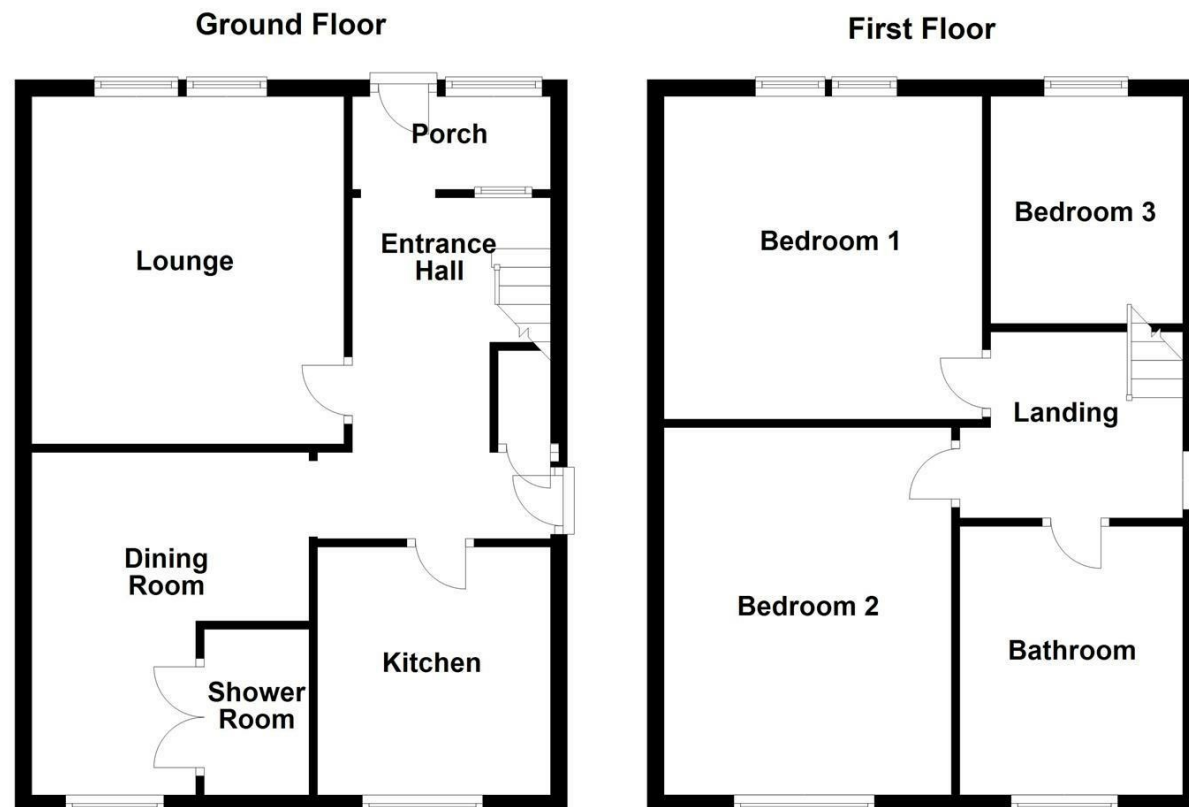
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IMPORTANT NOTE TO PURCHASERS

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.



23 Firville Avenue, Normanton, WF6 1HL

For Sale Freehold Offers In The Region Of £155,000

In need of updating throughout, however offering huge potential is this deceptively spacious three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, entrance hall, lounge, dining room incorporating shower room which could be easy be taken out, kitchen and cellar for storage. The first floor landing leads to three bedrooms [two of which are doubles] and spacious house bathroom/w.c. Outside, low maintenance gardens to the front and rear with two garages to the rear which are in need of attention.

Situated in a popular part of Normanton, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the working couple or family looking to put their own stamp on and offered for sale with no chain and vacant possession.



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ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door, UPVC double glazed window to the front, tiled effect floor and doorway into the entrance hall.

ENTRANCE HALL

Stairs to the first floor landing, radiator, door down to the cellar for storage, cornice into ceiling, circular frosted window into the porch and doors to the lounge, dining room and kitchen. UPVC side entrance door.



KITCHEN

10'10" x 8'7" [3.31m x 2.64m]

UPVC double glazed window to the rear, wall and base units with work surface over and stainless steel sink and

drainer with mixer tap. Space for a fridge and freezer, plumbing for a washing machine and radiator.



LOUNGE

13'6" x 12'4" [4.14m x 3.78m]

UPVC double glazed windows to the front, cornice into ceiling and radiator.

DINING ROOM

11'11" [max] x 6'11" [min] x 14'3" [3.65m [max] x 2.13m [min] x 4.35m]

Gas fire with brick surround, slate hearth and wooden mantle. Coving to the ceiling, UPVC double glazed window to the rear, radiator and tiled effect floor. Double doors into the shower room (which could be easily taken out).

SHOWER ROOM/W.C.

3'4" x 5'10" [1.03m x 1.79m]

Low flush w.c., shower seat and electric shower. Recess ceiling spotlights.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and the bathroom.

BEDROOM ONE

13'6" x 11'2" [4.13m x 3.41m]

Two UPVC double glazed windows to the front, radiator and coving to the ceiling. Fitted wardrobes either side of the chimney breast.



BEDROOM TWO

14'1" x 9'9" [4.31m x 2.99m]

UPVC double glazed window to the rear, radiator and fitted cupboards either side of the chimney breast.



BEDROOM THREE

7'6" x 8'2" [2.30m x 2.50m]

UPVC double glazed window to the front and radiator.

BATHROOM.W/C.

10'7" x 8'9" [3.23m x 2.68m]

Low flush w.c., pedestal wash basin, panelled bath and corner shower with electric shower. Airing cupboard, UPVC double glazed frosted window to the rear and radiator.



OUTSIDE

To the front is a low maintenance flagged garden with gated access to the side. To the rear is a low maintenance garden incorporating two garages (one brick built with swing doors and one concrete sectional with up and over door) and low maintenance garden.



PLEASE NOTE

Both garages would need attention to bring back to former health or would need knocking down and re-building.

COUNCIL TAX BAND

The council tax band for this property is B.

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.