



WAKEFIELD
01924 291 294

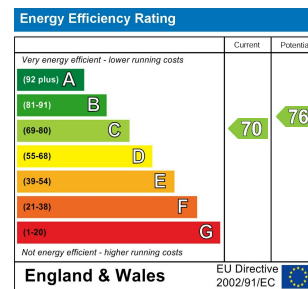
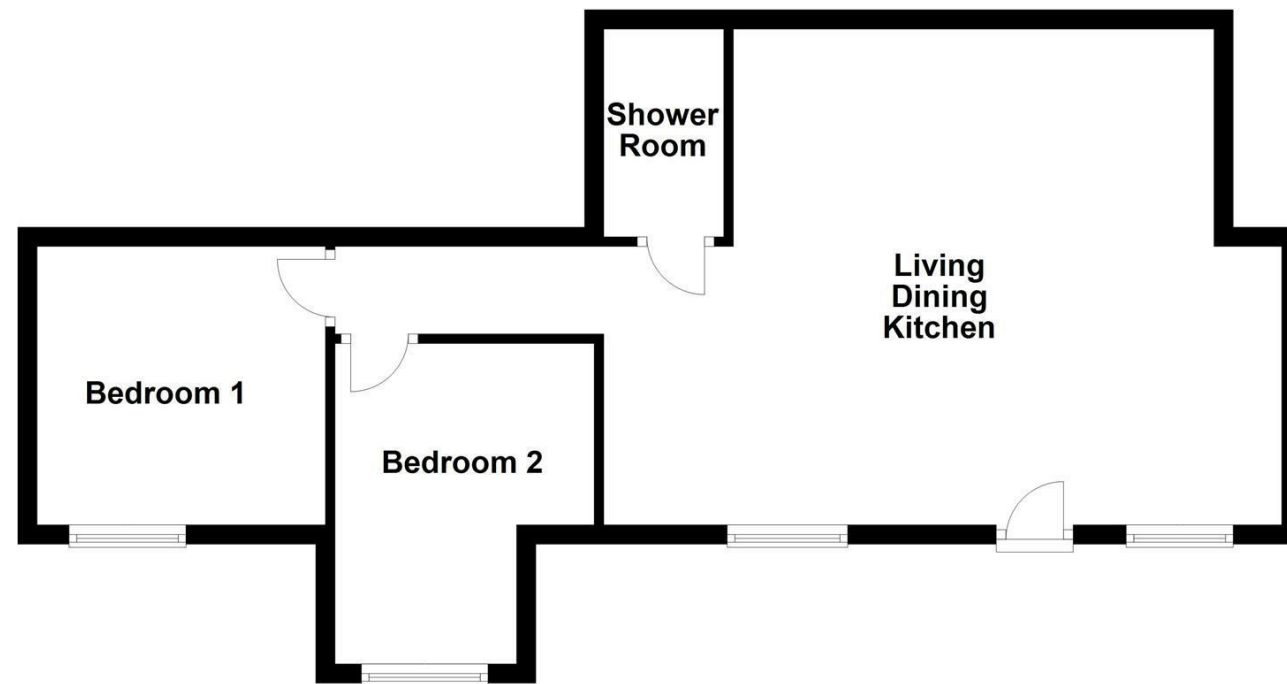
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground 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.



2a Garth Avenue, Normanton, WF6 1DJ

For Sale Freehold £200,000

A recently completed two bedroomed detached bungalow situated in this popular residential area within easy reach of local shops and the town centre.

With a combination gas fired central heating system and modern UPVC sealed unit double glazed windows, this comfortable single storey home is approached via a welcoming entrance door that opens into an open plan living dining kitchen. The kitchen is fitted to a lovely standard with integrated appliances and leads through into the adjoining dining and living areas. There are two double bedrooms, both looking out to the front of the property and served by a modern shower room fitted with a lovely three piece suite. Outside, the property has low maintenance paved gardens, as well as a dedicated bin storage area.

The property is situated in this popular residential area on the southern fringe of the town centre of Normanton within easy reach of a good range of local shops and facilities, as well as the broader range of amenities in the town centre. Normanton itself has its own railway station and ready access to the national motorway network.



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ACCOMMODATION

LIVING DINING KITCHEN

22'11" x 16'8" (max) [7.0m x 5.1m (max)]

Composite front entrance door. To the living area are two central heating radiators and an open through to the kitchen area which is fitted to an impressive standard with lovely contemporary style range of wall and base units with laminate work tops and part brick set tiled splash backs. Inset composite sink unit, four ring stainless steel gas hob with matching stainless steel filter hood over, built in oven, integrated dishwasher, integrated fridge and freezer and integrated washing machine. Matching cupboard housing the Ideal Logic gas fired combination central heating boiler.



BEDROOM ONE

9'10" x 9'6" [3.0m x 2.9m]

Window to the front and central heating radiator.



BEDROOM TWO

10'5" x 8'10" (max) [3.2m x 2.7m (max)]

Central heating radiator and window to the front.



OUTSIDE

The property is approached via a stone paved pathway which slopes up to a patio area in front of the entrance door. The gardens are also stone paved for low maintenance with fencing for privacy and bin storage area off to the side.



SHOWER ROOM/W.C.

6'10" x 4'7" [2.1m x 1.4m]

Fitted to a lovely standard with a three piece white and chrome suite comprising walk in shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Tiled walls and floor. Chrome ladder style heated towel rail and extractor fan.

COUNCIL TAX BAND

The council tax band for this property is B.

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.