



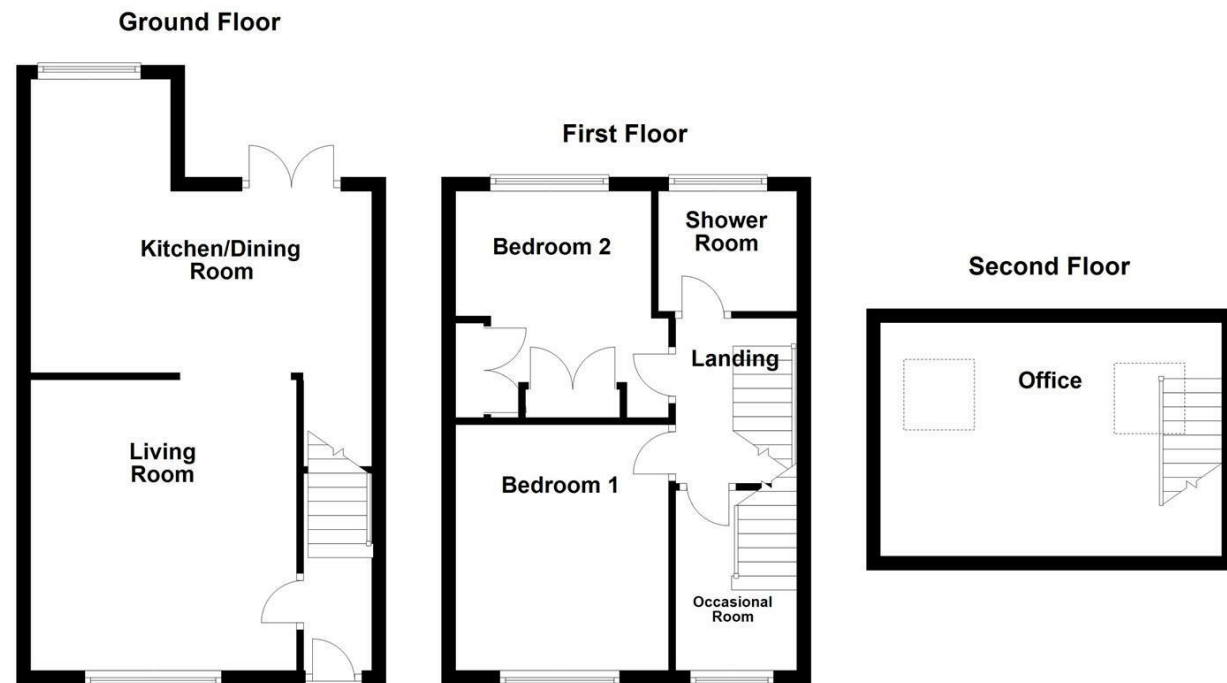
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33 Firville Avenue, Normanton, WF6 1HL

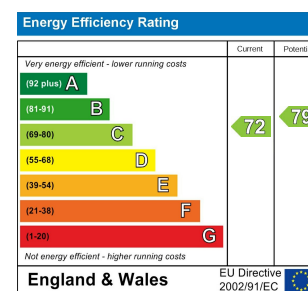
For Sale Freehold £155,000

Situated close to Normanton town centre is this well presented two bedroom mid terrace property boasting from accommodation spread over three floors, low maintenance gardens and single garage. The property benefits from solar panels which are included in the sale.

The property briefly comprises of entrance hall, living room, extended kitchen/dining room. The first floor landing provides access to two bedrooms, occasional room and shower room with staircase leading to the second floor with access to the office. Externally the property has low maintenance gardens to the front and rear with single detached garage.

The property is ideally located for all local shops and amenities that Normanton has to offer and only a short drive away from Wakefield and surrounding cities.

Ready to move into, this property would make a fantastic first time home and a viewing is highly recommended.



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*

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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

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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.

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ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, staircase to the first floor landing and door to the living room.

LIVING ROOM
13'6" x 12'5" (4.12m x 3.80m)
UPVC double glazed window to the front elevation, floor to ceiling central heating radiator and feature electric fireplace.



KITCHEN/DINER
15'7" x 13'10" (4.75m x 4.24m)
Fitted kitchen with an array of wall and base units with black laminate work tops, stainless steel sink and drainer unit, space for a washing machine, space for a fridge/freezer, integrated cooker with splash back and cooker hood. UPVC double glazed window and French doors to the rear elevation. Built in understairs storage cupboard and floor to ceiling radiator.



FIRST FLOOR LANDING
Access to two bedrooms, shower room and office with further staircase to bedroom three located on the second floor.

BEDROOM ONE
11'5" x 9'8" (3.5m x 2.96m)
Currently used as a craft room. UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO
9'2" x 10'7" (2.81m x 3.25m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.



SHOWER ROOM/W.C.
6'5" x 5'6" (1.97m x 1.70m)
Rear frosted double glazed window and ladder style radiator. A corner shower cubicle with wall mounted shower, vanity wash hand basin unit and w.c.



OCCASIONAL ROOM
5'8" x 8'2" (1.74m x 2.5m)
Could be used for a variety of purposes such as an office or study. UPVC double glazed window to the front elevation, central heating radiator and staircase to the office/loft room.

OFFICE
15'6" x 10'11" (4.74m x 3.35m)
Two velux windows to the rear elevation, central heating radiator and built in desk.



OUTSIDE
To the front of the property, a cast iron gate leads to a flagged yard and to the rear is a decked seating area and paved pathway leading round the garage.



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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.