



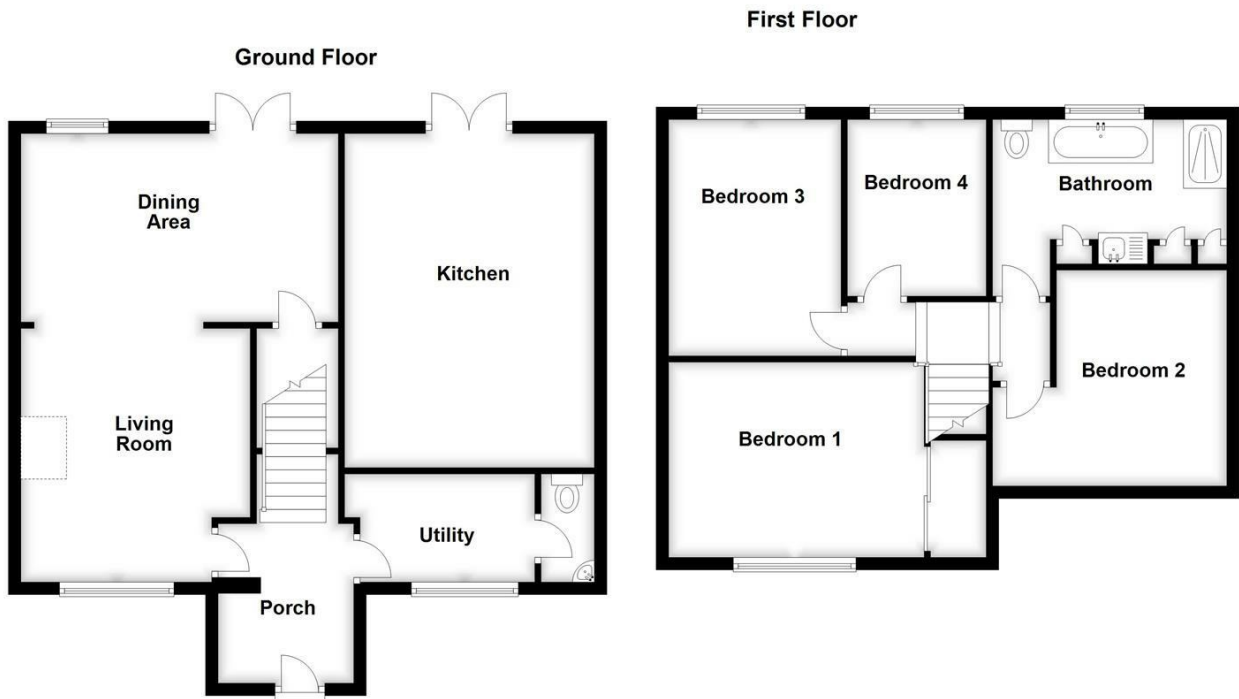
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

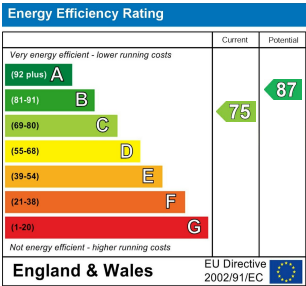


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



55 Favell Avenue, Normanton, WF6 1HY

For Sale Freehold £280,000

Offered for sale is this fantastic, well presented and ready to move into, four bedroom semi-detached property is located in Normanton.

The ground floor features a living room, kitchen, dining room, utility room, and a ground floor WC. The upper floor boasts four double bedrooms and a family bathroom

Situated in a residential area, the property is close to local amenities. A highly rated school is nearby, and Normanton town centre, including an Asda store, is within a short commute. The shops and outlet stores at Junction 32 Shopping Centre are also easily accessible. Other local attractions include Xscape, which offers a cinema, restaurants, snow zones, and more. The M62 is within a mile of the property, providing good transport options for work commutes, and there is a local bus route and rail station nearby, offering great travel options to Leeds and Wakefield city centres.

The property is ideal for a range of buyers, including individuals, couples, or families.



ACCOMMODATION

ENTRANCE VESTIBULE

8'4" x 7'1" [2.56m x 2.18m]

Light and airy, stairs to first floor landing, door through to utility and door through to living room.

UTILITY

9'2" x 5'8" [2.81m x 1.74m]

The property features a utility room, offering additional space for white goods, ideal for modern family living. This room leads to a convenient downstairs toilet and boasts a fully tiled floor with underfloor heating for added comfort.

DOWNSTAIRS W.C.

2'9" x 5'6" [0.86m x 1.69m]

Low flush WC, sink basin.

LIVING ROOM

12'1" x 13'4" [3.69m x 4.08m]

Light and airy, oak flooring leading through into the dining area, gas central heating radiator, UPVC double glazed window to the front aspect



DINING ROOM

16'9" x 9'11" [5.11m x 3.03m]

The room has an archway leading to the modern kitchen. Gas central heating radiator, door to under stair storage cupboard, UPVC double glazed window to the rear aspect and finished with UPVC double glazed french doors through to the rear garden.



KITCHEN

12'5" x 17'5" [3.79m x 5.33m]

Modern kitchen boasts tiled floors with underfloor heating, complemented by stylish work surfaces and integrated appliances, including an oven, hob, dishwasher, and fridge freezer. Additionally, the space features a set of French doors that open to the garden.



BEDROOM ONE

13'5" x 10'3" [4.11m x 3.14m]

Gas central heating radiator, UPVC double glazed window to the front aspect



BEDROOM TWO

12'5" x 11'5" [3.79m x 3.48m]

Gas central heating radiator, UPVC double glazed window to the front aspect

BEDROOM THREE

12'5" x 9'1" [3.8m x 2.78m]

Gas central heating radiator, UPVC double glazed window to the rear aspect



BEDROOM FOUR

7'3" x 9'3" [2.23m x 2.84m]

Gas central heating radiator, UPVC double glazed window to the rear aspect

BATHROOM/W.C.

6'3" x 12'4" [1.93m x 3.77m]

This spacious and modern bathroom includes a luxurious four-piece suite, inclusive of freestanding bath, featuring a walk-in shower, low flush wc, sink basin with vanity unit and storage cupboards.



OUTSIDE

Externally, the property boasts a spacious, low-maintenance private garden at the rear, featuring flagstones and a grassed area. At the front, there is a driveway providing ample off-road parking for up to three cars and a large front garden.



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.