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 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.

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



80 Falmouth Avenue, Normanton, WF6 2EB

For Sale Freehold £350,000

Sat on a generous sized plot is this generously proportioned four bedroom detached family home benefitting from ample reception space, ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., utility/cloakroom, kitchen/diner, play room and living room. The first floor landing leads to four bedrooms (the principal bedroom with en suite shower room) and the house bathroom/w.c. Outside to the front is a block paved driveway providing ample off road parking leading to the double garage. Whilst to the rear is an attractive lawned garden with block paved patio area, surrounded by timber fencing.

Normanton town centre has excellent amenities including supermarkets and its own railway station. For those wishing to travel further afield there is a direct link via Junction 31 of the M62 motorway network making centres such as Wakefield and Leeds accessible.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, coving to the ceiling, spotlights, column central heating radiator, stairs to the first floor landing and doors to the utility/cloakroom, kitchen/diner, downstairs w.c. and living room.

W.C.

3'4" x 5'2" [1.02m x 1.58m]

UPVC double glazed arched window to the front, spotlights, extractor fan, column central heating radiator, concealed cistern low flush w.c. and wall mounted wash basin with mixer tap.

UTILITY/CLOAKROOM

9'7" x 5'8" (max) x 5'1" [min] [2.93m x 1.73m (max) x 1.57m (min)]

UPVC double glazed arched window to the front, timber framed double glazed window to the side, central heating radiator and coving to the ceiling

KITCHEN/DINER

15'7" x 12'2" (max) x 8'10" [min] [4.75m x 3.73m (max) x 2.71m (min)]

Range of wall and base units with laminate work surface over, ceramic 1 1/2 sink and drainer with mixer tap, integrated double oven with four ring induction hob and extractor hood. Space for a washing machine and space for a fridge/freezer. Central heating radiator, spotlights, coving to the ceiling, UPVC double glazed window to the rear, UPVC double glazed frosted side door, an opening through to the play room, access to the understairs storage cupboard



PLAY ROOM

12'3" x 8'11" [3.74m x 2.74m]

Set of sliding doors to the rear garden, further set of sliding doors to the living room, central heating radiator and coving to the ceiling.

LIVING ROOM

12'3" x 16'4" (max) x 11'3" [min] [3.74m x 5.0m (max) x 3.45m (min)]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front, log burning style electric fireplace and door to the entrance hall.



FIRST FLOOR LANDING

Coving to the ceiling, spotlights and doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'6" x 12'5" (max) x 9'6" [min] [3.82m x 3.8m (max) x 2.92m (min)]

Loft access, coving to the ceiling, sliding door to the en suite shower room, central heating radiator and UPVC double glazed window to the front.



EN SUITE SHOWER ROOM/W.C.

6'7" x 5'7" (max) x 3'11" [min] [2.02m x 1.72m (max) x 1.21m (min)]

UPVC double glazed frosted window to the front, spotlights to the ceiling, extractor fan, ladder style radiator, concealed cistern low flush w.c., shower cubicle with over head shower, ceramic wash basin with mixer tap and LED mirror.



BEDROOM TWO

9'2" x 12'6" (max) x 11'2" [min] [2.8m x 3.82m (max) x 3.41m (min)]

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



BEDROOM THREE

8'7" x 8'7" [2.62m x 2.63m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and LED light system in the ceiling.

BEDROOM FOUR

8'6" x 9'10" (max) x 5'6" [min] [2.6m x 3.01m (max) x 1.68m (min)]

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

BATHROOM/W.C.

7'2" x 5'5" [2.2m x 1.67m]

UPVC double glazed frosted window to the rear, spotlights, ladder style radiator, concealed cistern low flush w.c., ceramic wash basin with mixer tap, bath with mixer tap and over head shower.



OUTSIDE

The property sits on a generous sized plot with pebbled area incorporating mature trees, a block paved driveway providing off road parking for several vehicles leading to the double detached garage. To the rear is a lawned garden with raised block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



DOUBLE GARAGE

17'0" x 15'5" [5.2m x 4.71m]

Two manual up and over doors, power and light. Ideal storage and workshop space.

COUNCIL TAX BAND

The council tax band for this property is D.

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.