

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

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NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



4 Jubilee Avenue, Normanton, WF6 1DW

For Sale Freehold £160,000

A well presented three bedroom semi detached property benefitting from well proportioned accommodation, off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and the bathroom/w.c. Outside to the front is a pebbled driveway providing off road parking for three vehicles and paved pathway to the front door. To the rear is an enclosed rear garden incorporating artificial lawned, decked and paved patio areas and timer built summerhouse.

The property is within walking distance to the local amenities and schools located nearby with local bus routes travelling to and from Wakefield and Castleford. Normanton town centre has its own railway station and supermarkets. For those travelling further afield then the M62 motorway network is a short drive away.

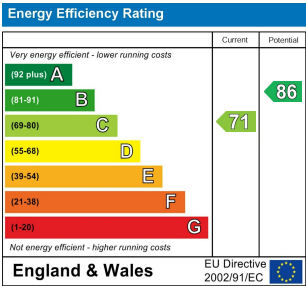
Ideal for the first time buyer, couple or family and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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\*

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.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing, an opening to the kitchen/diner and a set of double doors to the living room.

LIVING ROOM

14'9" x 12'4" [max] x 11'0" [min] [4.51m x 3.78m [max] x 3.37m [min]]  
Electric fireplace with tiled hearth and laminate surround, UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose and central heating radiator.



KITCHEN/DINER

21'1" x 8'4" [max] x 7'8" [min] [6.45m x 2.55m [max] x 2.35m [min]]  
Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with extractor hood, space for an American style fridge/freezer, space and plumbing for a washing machine. UPVC double glazed window and set of French doors to the rear, central heating radiator, access to an understairs storage cupboard, spotlight and coving to the ceiling.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, UPVC double glazed

window to the side, doors to a storage cupboard, three bedrooms and house bathroom.

BEDROOM ONE

12'5" x 11'2" [max] x 5'8" [min] [3.8m x 3.42m [max] x 1.75m [min]]  
UPVC double glazed window to the front, fitted wardrobes and central heating radiator.



BEDROOM TWO

8'4" x 14'2" [max] x 12'11" [min] [2.56m x 4.33m [max] x 3.96m [min]]  
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

8'0" x 9'8" [max] x 6'5" [min] [2.46m x 2.96m [max] x 1.96m [min]]  
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

7'9" x 5'3" [2.38m x 1.62m]  
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower attachment. Central heating radiator, spotlights, UPVC double glazed frosted windows to the side and rear.



OUTSIDE

To the front is a pebbled driveway providing off road parking for three vehicles with paved pathway leading to the front door. To the rear is a low maintenance garden incorporating artificial lawn, decked and paved patio areas, perfect for entertaining and dining purposes, a timber built summerhouse, fully enclosed by timber fencing.



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.