



WAKEFIELD  
01924 291 294

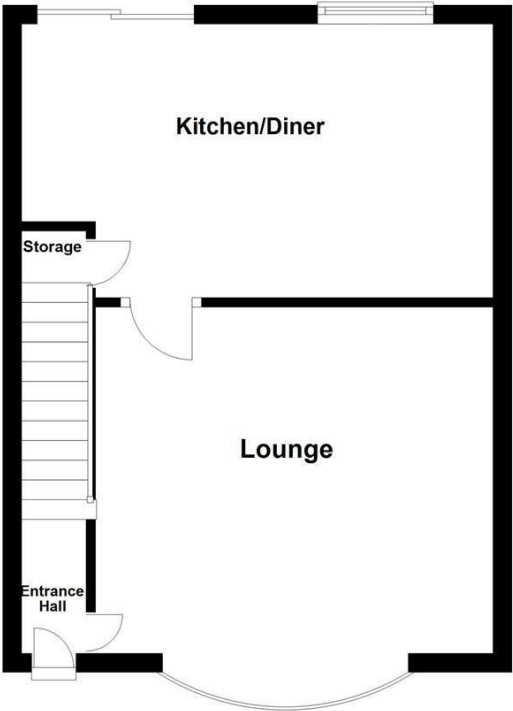
OSSETT  
01924 266 555

HORBURY  
01924 260 022

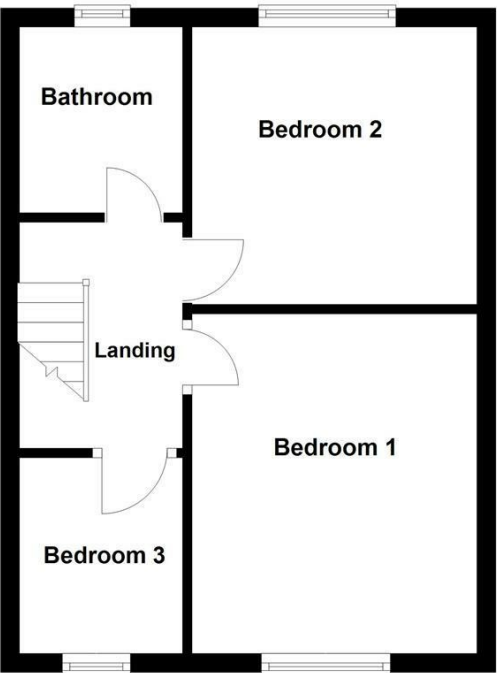
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

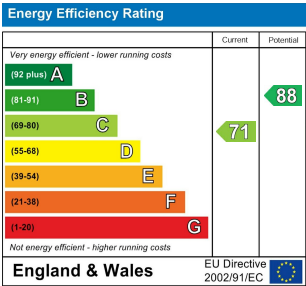


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



7 Firville Avenue, Normanton, WF6 1HL

For Sale Freehold £144,000

An ideal opportunity for the first time buyer, couple or family looking to gain access onto the property market with this spacious three bedroom town house benefiting from UPVC double glazing and gas central heating radiator.

The property fully comprises of the entrance hall, lounge and kitchen/diner. Stairs to the first floor lead to the three bedrooms (two of which are doubles) and house bathroom/w.c. Outside there is a lawned garden to the front and low maintenance block paved garden to the rear.

Well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, radiator, stairs to the first floor landing and door into the lounge.

### LOUNGE

13'6" x 14'5" [4.13m x 4.41m]

UPVC double glazed bay window to the front, radiator and door to the kitchen/diner.



### KITCHEN/DINER

10'0" x 16'10" [3.05m x 5.14m]

Range of wall and base units with work surface

over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for a washing machine, integrated oven and grill with four ring gas hob and filter hood. Space for fridge/freezer, tiled effect floor, radiator and UPVC double glazed window and sliding patio door to the rear. Door to understairs storage.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and bathroom.

### BEDROOM ONE

12'5" x 10'5" [3.79m x 3.18m]

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



### BEDROOM TWO

10'5" x 10'0" [3.19m x 3.05m]

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

6'1" x 8'8" [1.86m x 2.66m]

UPVC double glazed window to the front and radiator.

### BATHROOM/W.C.

6'10" x 6'0" [2.09m x 1.85m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer shower. UPVC double glazed frosted window to the rear, tiled effect floor, radiator and airing cupboard.

### OUTSIDE

To the front is a lawned garden and to the rear is a low maintenance block paved garden, timber framed shed and brick built outhouse.



### 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.