

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.

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



10 Garth Avenue, Normanton, WF6 1DJ

For Sale Freehold £180,000

A well proportioned three bedroomed semi detached house, situated in this popular residential area on the southern fringe of the town centre.

With a gas fired central heating system and double glazed windows this comfortable family home is approached via a welcoming reception hall that leads into a good sized living room that has a bay window to the front. To the rear there is a separate dining room with French doors out to the back garden. The kitchen is fitted to a good standard with integrated cooking facilities whilst to the first floor there are two double bedrooms plus a further well proportioned single bedroom, all served by a bathroom fitted with a modern white and chrome suite. Outside, the property has driveway parking as well as a lawned garden to the front whilst round to the rear there is a garden specifically designed for low maintenance with a patio sitting area and a substantial brick built storage shed.

The property is situated in this popular residential area with an easy reach of a good range of local shops, schools and recreational facilities. A broad range of amenities are available in the nearby town centre of Normanton which also has it's own railway station and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

10'5" x 6'6" [3.2m x 2.0m]

Panelled front entrance door, window to the side, central heating radiator and stairs to the first floor.

LIVING ROOM

13'9" x 11'1" [4.2m x 3.4m]

Bay window to the front, central heating radiator, feature fire place housing an electric fire.



DINING ROOM

12'1" x 11'5" [3.7m x 3.5m]

Double French doors to the rear, contemporary style central heating radiator, full height fitted cupboards, fitted gas fire.

KITCHEN

11'5" x 7'10" [3.5m x 2.4m]

Windows to the rear and side, external door to the side. Fitted with a range of modern grey fronted wall and base units with attractive wood effect laminate worktops and tiled splashbacks. Inset stainless steel sink unit, stainless steel four ring gas hob, built in oven, space for a tall fridge freezer, space and plumbing for a washing machine, space for a tumble dryer.

FIRST FLOOR LANDING

Loft access point, window to the side.

BEDROOM ONE

13'9" x 11'5" [4.2m x 3.5m]

Window overlooking the back garden, central heating radiator.



BEDROOM TWO

11'1" x 10'5" [3.4m x 3.2m]

Window to the front, central heating radiator, built in airing cupboard housing the insulated hot water cylinder.



BEDROOM THREE

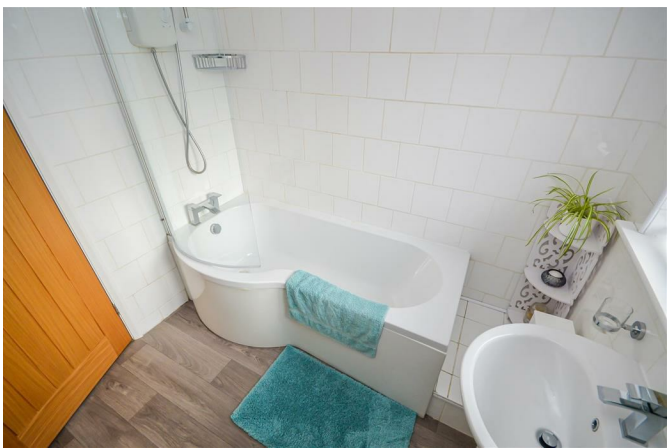
10'2" x 8'2" [max] [3.1m x 2.5m [max]]

Window to the front, central heating radiator, over bulk head wardrobe.

BATHROOM

7'2" x 6'2" [2.2m x 1.9m]

Frosted window to the rear, tiled walls and fitted with a quality white and chrome three piece suite. Comprising of a 'P' shaped shower bath with triton electric shower and curved glazed screen, pedestal wash basin and low suite W.C.. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front, the property has a lawned garden together with a driveway that provides off street parking. To the rear of the house there is a larger garden designed specifically for low maintenance with a paved patio sitting area and steps leading up to a gravelled garden with shrub borders and a useful and substantial brick built shed.



COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.