



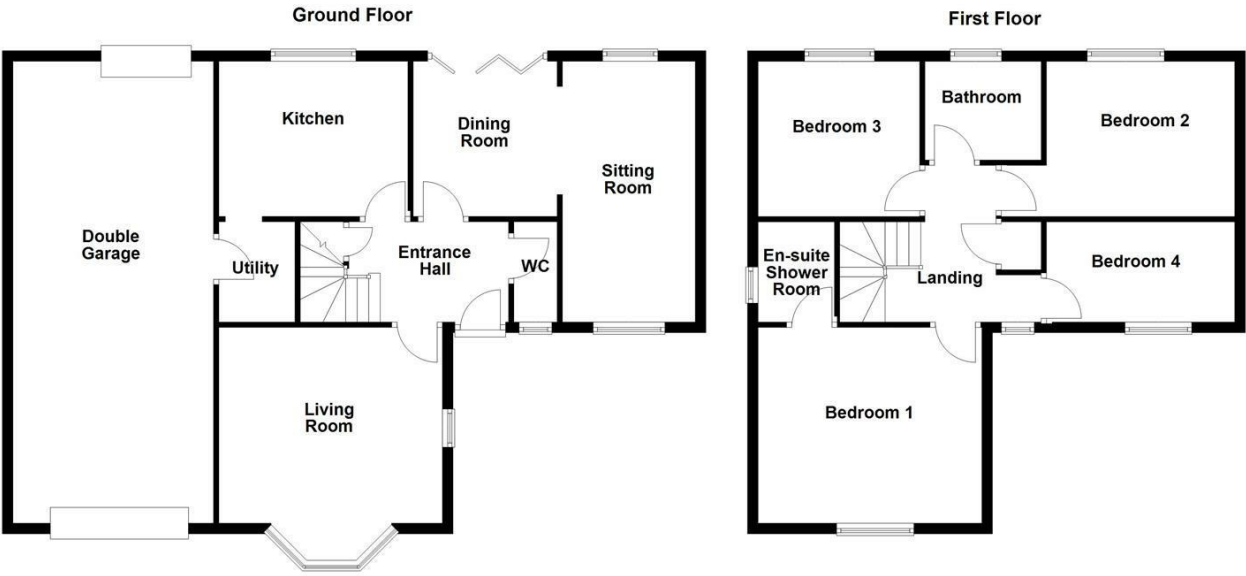
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6 Whinbeck Avenue, Normanton, WF6 1UD

For Sale Freehold £395,000

Situated on a sought after modern development is this superbly presented four bedroom detached family home benefitting from three reception rooms, expansive driveway and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, dining room, sitting room, modern fitted kitchen and separate utility. The first floor landing leads to four bedrooms (main with en suite) and house bathroom. Outside to the front is a generous driveway providing off road parking for at least four vehicles leading to the double attached garage. To the rear is an enclosed good sized lawned garden with paved patio area, perfect for al fresco dining with timber shed and timber canopy.

The property is ideally located for shops and schools in Normanton town centre which is only a short distance away. Normanton has its own train station and is on local bus routes to and from neighbouring towns and cities, such as Pontefract, Castleford and Wakefield. The M62 motorway is a short drive away for those looking to commute further afield.

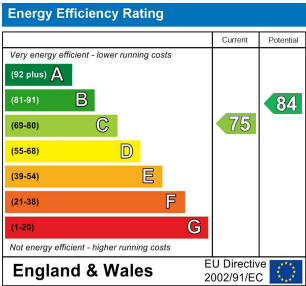
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

10'0" x 6'2" [3.05m x 1.9m]
Composite front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing with understairs storage cupboard, doors to the downstairs w.c., dining room, kitchen and living room.

W.C.

6'2" x 2'8" [1.9m x 0.82m]
Central heating radiator, UPVC double glazed frosted window to the front, low flush w.c. and ceramic wash basin with storage and mixer tap.

LIVING ROOM

14'5" x 13'11" [max] x 4'8" [min] [4.41m x 4.25m [max] x 1.44m [min]]
Two central heating radiators, UPVC double glazed window to the side and further bay window to the front, coving to the ceiling and decorative fireplace with stone hearth and wooden mantle.



DINING ROOM

9'8" x 8'11" [2.95m x 2.73m]
Set of anthracite bi-folding doors to the rear garden, central heating radiator, coving to the ceiling and an opening through to the sitting room.



SITTING ROOM

8'3" x 16'4" [2.52m x 5.0m]
Central heating radiator, coving to the ceiling and UPVC double glazed windows to the front and rear.



KITCHEN

9'7" x 8'8" [2.93m x 2.66m]
Range of wall and base units with granite work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a Range style cooker with extractor hood. An opening to the utility, UPVC double glazed window to the rear, spotlights and central heating radiator.

UTILITY

4'10" x 5'11" [1.48m x 1.82m]
Space and plumbing for an American style fridge/freezer, central heating radiator and door to the garage.

FIRST FLOOR LANDING

UPVC double glazed window to the front, doors to four bedrooms, bathroom and storage cupboard.

BEDROOM ONE

14'0" x 12'2" [4.27m x 3.73m]
Range of fitted wardrobes and storage units, UPVC double glazed arched window to the front, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'1" x 5'0" [1.87m x 1.54m]
Three piece suite comprising low flush w.c., wash basin with mixer tap and mains overhead shower with partial wet wall panelling, UPVC double glazed frosted window to side, shaver socket point, extractor fan and spotlights.

BEDROOM TWO

9'5" x 12'7" [max] x 8'2" [min] [2.88m x 3.85m [max] x 2.5m [min]]
Loft access, UPVC double glazed window to the rear, central heating radiator and range of fitted wardrobes.



BEDROOM THREE

10'8" x 9'10" [3.26m x 3.0m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

12'1" x 6'8" [3.7m x 2.05m]
UPVC double glazed window to the front and central heating.

BATHROOM/W.C.

6'3" x 6'9" [1.93m x 2.06m]
Three piece suite comprising concealed cistern low flush w.c., wash basin with

storage unit and mixer tap, bath with mixer tap and mains overhead shower attachment, UPVC double glazed frosted window to the rear, shaver socket point, extractor fan and chrome ladder style radiator.



OUTSIDE

To the front of the property is an expansive garden with mature shrubs and lawned areas. A driveway provides off road parking for at least four vehicles leading to the double garage. To the rear is a good sized garden, predominantly laid to lawn incorporating slate and planted beds and a paved patio area, perfect for outdoor dining and entertaining, timber shed and timber canopy, currently used as an outdoor gym. The rear garden is fully enclosed by timber fencing.



DOUBLE GARAGE

28'3" x 12'5" [8.62m x 3.81m]
Vaulted ceiling, electric roller door to the front, further roller door to the rear, access via the utility, power and light. Base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer with mixer tap and the Baxi combination boiler is housed in here.

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.