



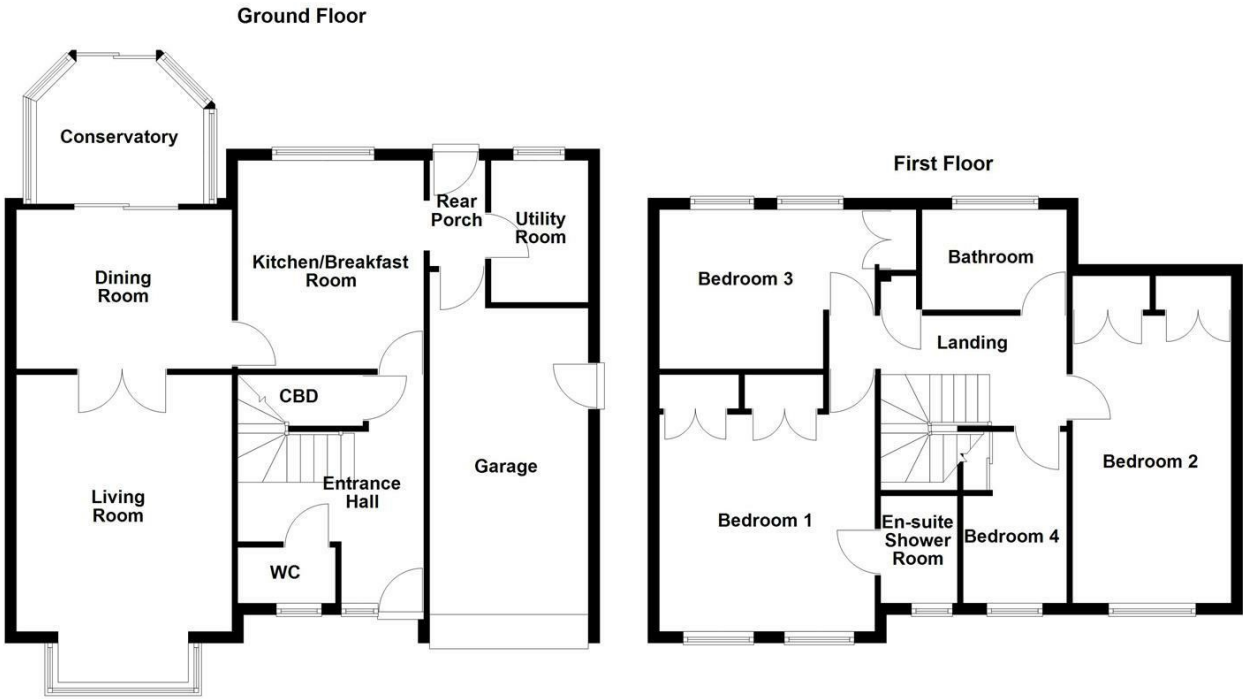
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

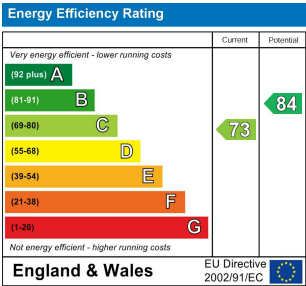


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 The Orchard Garth Avenue, Normanton, WF6 1EF

For Sale Freehold £335,000

Enjoying a cul-de-sac location sits this impressive and well appointed four bedroom detached family home. Benefitting from spacious accommodation, four good sized bedrooms and lawned side and rear gardens, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to the downstairs W.C., the living room, the kitchen/breakfast room and a storage cupboard. From the living room there is timber double doors to the dining room which leads on to the conservatory and from the kitchen/breakfast room there is an archway to the rear porch. The rear porch provides access to the integral garage, the utility room and a door to the rear garden to complete the accommodation on the ground floor. Upstairs, to the first floor landing, there is access to four well proportioned bedrooms, all benefitting from double fitted wardrobes, the house bathroom and a storage cupboard. Bedroom one benefitting from an en-suite shower room. To the front, there is an attractive lawned garden with surrounding bushes and a block paved path to the entrance door. A block paved driveway offers off road parking and leads to an integral garage. To the side, a cast iron gate provides access to a side lawn and a second gate with a paved path leading to the rear. At the rear, there is a well maintained lawned garden with bordering bushes, a paved patio ideal for outdoor dining and entertaining, and space for a garden 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

ENTRANCE HALL

Composite front entrance door into the entrance hall. Central heating radiator, coving to the ceiling, dado rail, stairs to the first floor landing. Doors to living room, understairs storage cupboard, downstairs W.C., and the kitchen breakfast room.

DOWNSTAIRS W.C.

210" x 56" [0.88m x 1.70m]
UPVC double glazed frosted window to the front, central heating radiator, dado rail, coving to the ceiling. Low flush W.C. with concealed cistern, wash basin with mixer tap, tiled splashback and a vanity cupboard below.

LIVING ROOM

125" x 148" [min] x 178" [max] [3.80m x 4.48m [min] x 5.41m [max]]
Walk in UPVC double glazed bay window to the front, dado rail, coving to the ceiling, timber double doors into the dining room, two central heating radiators.



DINING ROOM

91" x 125" [2.79m x 3.79m]
Timber double glazed sliding patio doors to the conservatory, door into the kitchen/breakfast room, coving to the ceiling, dado rail, central heating radiator.



CONSERVATORY

80" x 100" [2.45m x 3.05m]
Timber double glazed windows on all sides, aluminium sliding patio door to the rear, wall mounted air conditioning unit.



KITCHEN/BREAKFAST ROOM

107" x 121" [3.25m x 3.69m]
UPVC double glazed window to the rear, downlights, feature archway to the rear porch, plinth lighting, coving to the ceiling, dado rail, central heating radiator. Two A range of wall and base units with laminate worksurface over and glass splashback above, sink and drainer with mixer tap, integrated oven and grill with separate four ring induction hob, cooker hood with curved glass surround over, integrated dishwasher, integrated microwave oven.

REAR PORCH

Composite rear entrance door into the rear garden, central heating radiator, coving to the ceiling. Doors to the integral garage and the utility room.

UTILITY ROOM

56" x 82" [1.68m x 2.50m]
UPVC double glazed window to the rear, central heating radiator, part dado rail. A range of wall and base units with laminate work surface over and glass splashback above, integrated washing machine, integrated dryer, pull out ironing board in the units.

INTEGRAL GARAGE

181" x 92" [5.52m x 2.81m]
Power and light, electric quarter panelled door to the front, timber side entrance door.

FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, coving to the ceiling, loft access, dado rail. Doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

127" x 127" [min] x 149" [max] [3.84m x 3.85m [min] x 4.51m [max]]
Two UPVC double glazed windows to the front, coving to the ceiling, dado rail, central heating radiator, double fitted wardrobes. Door into the en-suite shower room.



EN-SUITE SHOWER ROOM

45" x 511" [1.35m x 1.82m]
Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, extractor fan. Comprising of a three piece suite with a low flush W.C. with a concealed cistern, pedestal wash basin with chrome waterfall mixer tap, curved corner shower cubicle with double glass doors, mixer shower, rain shower head attachment.

BEDROOM TWO

94" x 1511" [2.86m x 4.86m]
UPVC double glazed window to the front, central heating radiator, spotlights, double fitted wardrobes.



BEDROOM THREE

91" x 94" [min] x 1211" [max] [2.79m x 2.87m [min] x 3.94m [max]]
Two UPVC double glazed windows to the rear, coving to the ceiling, central heating radiator, double fitted wardrobes.

BEDROOM FOUR

910" x 60" [3.0m x 1.84m]
UPVC double glazed window to the front, central heating radiator, fitted double wardrobe, coving to the ceiling.

BATHROOM

58" x 711" [1.74m x 2.43m]
Frosted UPVC double glazed window to the rear, ladder style radiator, spotlights. Comprising of a modern three piece suite with a low flush W.C. with a concealed cistern, wash basin built into a laminate worksurface and a chrome mixer tap, 'L' shaped panelled bath with tiled surround, a glass shower screen with mixer tap and rain shower head and shower attachment.



OUTSIDE

To the front of the property there is an attractive lawned garden surrounded by bushes and shrubbery with a block paved pathway leading to the front entrance door and a block paved driveway providing off road parking and leading to an integral garage. To the side of the property is a cast iron gate leading down the side of the property to a lawned garden and a second cast iron gate with a paved pathway leading to the rear of the property. To the rear of the property is a well maintained lawned garden with bushes bordering, a paved patio area, perfect for outdoor dining and entertaining purposes and space for a shed.



COUNCIL TAX BAND

The council tax band for this property is E.

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.

EPC RATING

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

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.