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 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	PONTEFRAC T & CASTLEFORD 01977 798 844	



57 Wheatley Avenue, Normanton, WF6 1HW

For Sale Freehold £150,000

Nestled in a popular residential location is this well presented three bedroom mid terrace property, benefitting from a conservatory, a ground floor bathroom, and gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, living room, kitchen/diner, and an inner hallway providing access to the ground floor bathroom and the conservatory. To the first floor, the landing leads to three well proportioned bedrooms. Externally to the front, a timber gate provides to a low maintenance pebbled garden enclosed by solid brick built walls and timber panel fencing. To the rear, the garden features a spacious paved patio area ideal for outdoor dining and entertaining, an artificial lawn section, a timber shed, and timber panel fencing to all sides.

The property is well positioned for a wide range of local shops, amenities and schools, the property also enjoys excellent transport links, with Normanton railway station nearby, easy access to Wakefield and Leeds city centres, and the motorway network only a short drive away.

An internal inspection is essential to fully appreciate all that this property has to offer, and early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A front entrance door leads into the entrance hall with a glazed fanlight above the door, a staircase leading to the first floor landing and a door leading into the living room.

LIVING ROOM

12'10" [min] x 13'1" [max] x 13'2" [3.92m [min] x 4.00m [max] x 4.03m]

Ceiling coving, a ceiling rose and a living flame gas fire set within a marble hearth and matching surround. A double glazed window overlooks the front elevation, a central heating radiator and a door provides access into the kitchen diner to the rear.

KITCHEN/DINER

8'9" x 16'5" [2.67m x 5.02m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, a gas hob with integrated oven below, space for a large freestanding freezer, plumbing for a washing machine and dishwasher beneath the counter, and a 1.5 bowl sink and drainer with mixer tap. Two double glazed windows overlook the rear elevation. A central heating radiator and a bi-folding timber door opening to the understairs storage cupboard. A door leads into the inner hallway.



INNER HALLWAY

A central heating radiator and half tiled walls, with two doors providing access to the conservatory and the downstairs bathroom.

BATHROOM/W.C.

8'4" x 4'7" [2.56m x 1.42m]

A three piece suite including a panel bath with mixer tap and separate electric shower over, low flush w.c., and pedestal wash basin with twin taps. Part-tiled walls, a UPVC double glazed frosted window to the side elevation, a central heating radiator and a fully tiled floor.



CONSERVATORY

7'1" x 8'10" [2.16m x 2.70m]

Laminate flooring, a wall mounted electric heater, and spotlights to the ceiling. UPVC double glazed French doors open out to the rear garden with double glazed windows to two sides.



FIRST FLOOR LANDING

Loft access and has doors leading off to three bedrooms.

BEDROOM ONE

16'4" [max] x 13'1" [min] x 11'6" [5.00m [max] x 4.00m [min] x 3.51m]

UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling.



BEDROOM TWO

9'10" x 10'7" [3.02m x 3.23m]

UPVC double glazed window overlooking the rear elevation, a central heating radiator and housing the combination boiler within two built-in storage cupboards.



BEDROOM THREE

7'5" x 6'4" [2.28m x 1.94m]

UPVC double glazed window overlooking the rear elevation and a central heating radiator.

OUTSIDE

To the front of the property there is on street parking available. A timber gate provides access down a concrete pathway to the front door, with a low maintenance pebbled front garden enclosed by solid brick built walls and timber panel fencing. To the rear, the garden features a large paved patio area ideal for outdoor dining and entertaining, an artificial lawn section, a timber shed, and timber panel fencing to all three sides. There is a water point beneath the bathroom window and a timber gate providing access to the street behind.



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.