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#### 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



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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.



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## 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 under stairs 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.