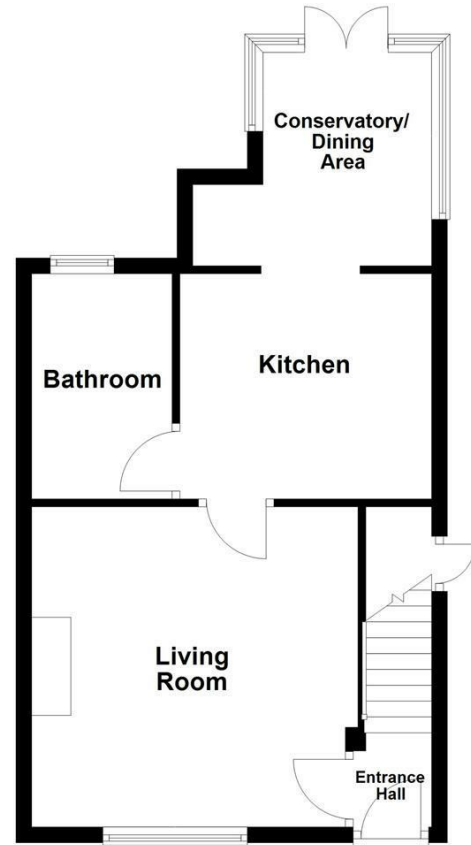


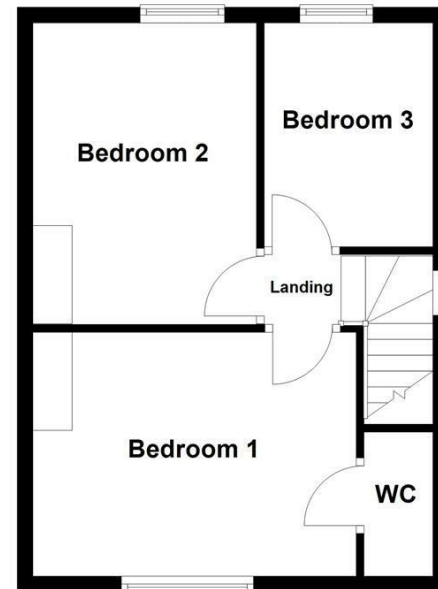


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



3 Hanson Avenue, Normanton, WF6 1HX

For Sale Freehold £175,000

Situated just outside Normanton town centre, this well presented three bedroom semi detached home offers an excellent opportunity for a range of buyers. Boasting both front and rear gardens and off road parking, this property is not to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor landing and a door into the living room. The living room provides access through to the kitchen, which in turn leads to the bathroom and a conservatory/dining room, enjoying views and access to the rear garden. To the first floor landing, there is loft access and doors leading to two well proportioned bedrooms, with the principal bedroom benefitting from an en suite WC. Externally, to the front of the property, there is a low maintenance garden laid with decorative wood chippings and mature shrubbery, alongside a concrete driveway providing off road parking, running down the side of the property and enclosed by timber fencing and double iron gates. To the rear, the garden is primarily paved, creating an ideal space for outdoor dining and entertaining, complemented by mature planting throughout. The garden is fully enclosed by timber fencing, making it well-suited for pets and children, and also provides access to a single detached garage with an up-and-over door.

Normanton is a highly convenient location, appealing to first-time buyers, growing families, and professional couples alike. A wide range of local amenities, including shops and schools, are within walking distance, particularly in Normanton town centre. The area benefits from regular bus routes and its own train station, offering direct links to Leeds and Sheffield. Additionally, the property is just a short drive from the M62 motorway, ideal for those commuting further afield.

An internal inspection is highly recommended to fully appreciate the accommodation and potential this property has to offer.



ACCOMMODATION

ENTRANCE HALL

A composite front door leads into the entrance hall, which features a central heating radiator, dado rail, and staircase rising to the first floor landing, with a door providing access into the living room.

LIVING ROOM

13'6" x 13'4" [max] x 11'11" [min] [4.12m x 4.08m [max] x 3.65m [min]] UPVC double glazed window to the front elevation, coving to the ceiling, ceiling rose, and picture rail. Additional features include a central heating radiator and a gas fireplace with tiled hearth and surround with mantel over. A door leads through to the kitchen.



KITCHEN

10'6" x 9'4" [3.21m x 2.87m]

A range of shaker style wall and base units with quartz work surfaces over, incorporating an inset 1 1/2 stainless steel sink with mixer tap and drainer. There is a tiled splashback, four ring gas hob with extractor

above, integrated double oven, and space for a fridge freezer. The kitchen also provides access to the bathroom and opens into the conservatory/dining area.

BATHROOM

9'4" x 5'10" [2.86m x 1.80m]

Comprises a low flush WC, pedestal wash hand basin with tiled splashback, and a panelled bath with electric shower over and glass screen. Additional features include partial tiling, a chrome heated towel rail, extractor fan, coving to the ceiling, and a frosted UPVC double glazed window to the rear.



CONSERVATORY/DINING AREA

8'11" x 10'0" [max] x 7'1" [min] [2.72m x 3.05m [max] x 2.16m [min]]

The area offers space and plumbing for a washing machine, a central heating radiator, and is surrounded by UPVC double glazed windows, with French doors opening onto the rear garden.



FIRST FLOOR LANDING

The landing provides loft access, a frosted UPVC double glazed window to the side elevation, and doors leading to three bedrooms.

BEDROOM ONE

10'4" x 13'6" [max] x 12'3" [min] [3.15m x 4.13m [max] x 3.75m [min]]

UPVC double glazed window to the front elevation, a central heating radiator, and access to an en suite WC.



EN SUITE W.C.

2'11" x 6'0" [0.91m x 1.83m]

Fitted with a low flush WC and a wash hand basin with tiled splashback.

BEDROOM TWO

12'7" x 9'1" [max] x 7'10" [min] [3.85m x 2.77m [max] x 2.40m [min]]

UPVC double glazed window to the rear elevation, coving to the ceiling, a central heating radiator, and fitted wardrobes.



BEDROOM THREE

7'4" x 9'4" [2.25m x 2.85m]

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

OUTSIDE

To the front of the property, the garden is mainly laid with decorative chippings and mature shrubs, alongside a concrete driveway providing off road parking, which runs down the side of the property and is enclosed by timber fencing with double iron gates. The rear garden is predominantly paved, creating an ideal space for outdoor dining and entertaining, complemented by mature trees and shrubbery. The garden is fully enclosed by timber fencing, making it suitable for pets and children, and also provides access to a single detached garage with an up-and-over door.



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.

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.