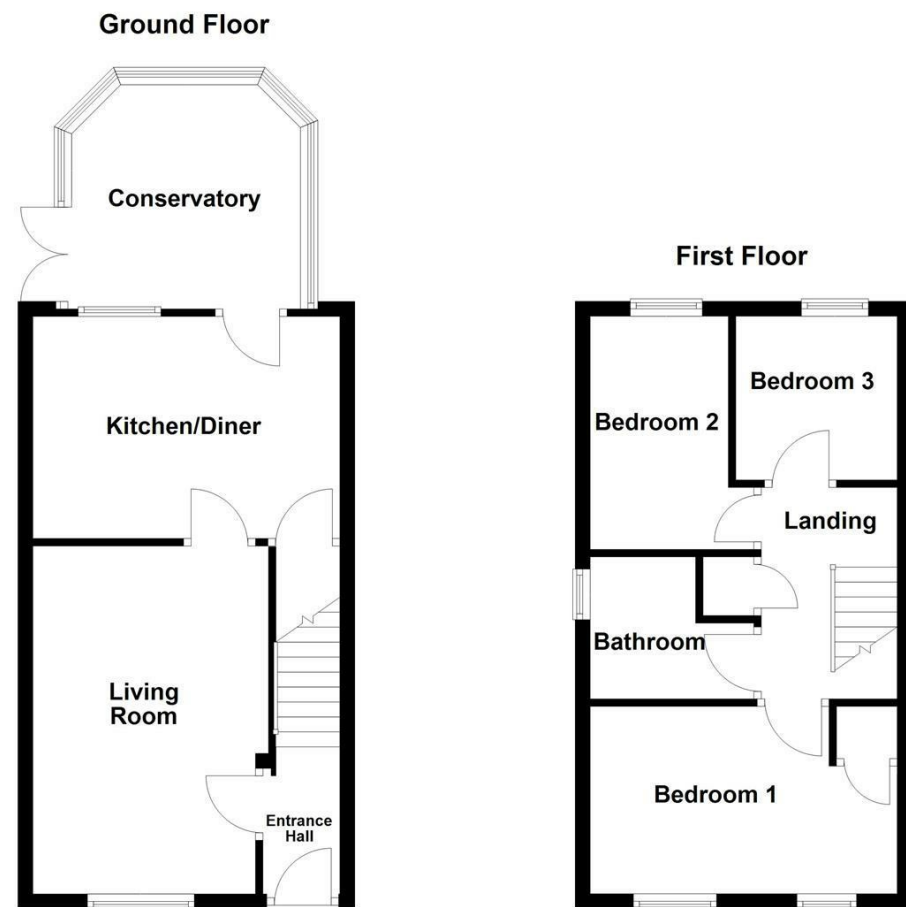


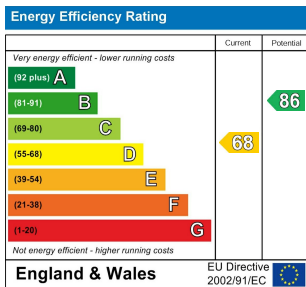


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 77 Shaw Avenue, Normanton, WF6 2TS

### For Sale Freehold £200,000

Nestled within a sought after cul de sac location on this modern development is this well presented three bedroom end townhouse, offering well proportioned accommodation throughout, generous off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access through to the living room. The living room leads into the kitchen diner, which benefits from useful understairs storage and opens into the conservatory, with the conservatory providing access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard and doors leading to three good sized bedrooms, with bedroom one benefitting from an additional storage cupboard, along with the house bathroom. Externally, the front of the property features a combination of tarmac, gravel and paved driveway, providing off road parking for up to three vehicles, with a pathway leading to the entrance door and side access to the rear garden. The rear garden is mainly laid to lawn with railway sleeper borders, incorporating paved and gravelled patio areas ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Normanton is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples. The property is ideally located for shops and schools within walking distance, particularly within Normanton town centre. The area is well served by local bus routes and benefits from its own train station providing links to Leeds and Sheffield. The M62 motorway is also only a short drive away, making it ideal for commuters.

Only a full internal inspection will fully appreciate all that this property has to offer. Early viewing is highly recommended.



## ACCOMMODATION

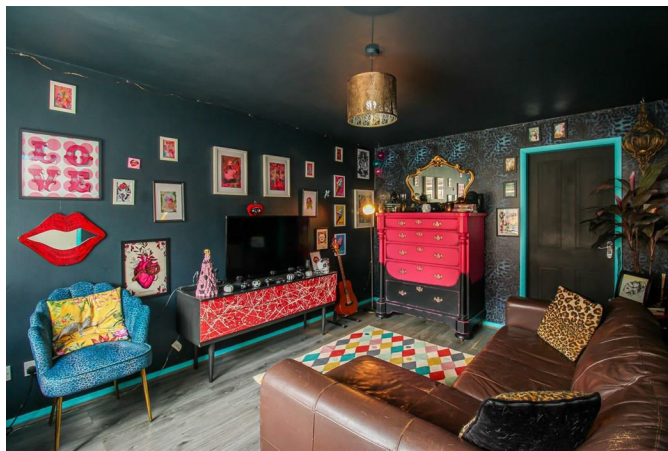
### ENTRANCE HALL

Accessed via a front entrance door, with staircase to the first floor landing, central heating radiator and door through to the living room.

### LIVING ROOM

15'3" x 10'4" (4.65m x 3.16m)

UPVC double glazed window to the front, central heating radiator and door through to the kitchen diner.



### KITCHEN DINER

9'10" x 13'8" (3.00m x 4.18m)

UPVC double glazed window overlooking the conservatory, frosted door through to the conservatory,

central heating radiator and understairs storage. Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor above and integrated oven, with space for further appliances. Boiler housed within.

### CONSERVATORY

10'2" x 9'10" (3.10m x 3.00m)

UPVC double glazed windows and French doors leading out to the rear garden.



### FIRST FLOOR LANDING

Providing access to three bedrooms, the house bathroom and a useful storage cupboard, with loft access.

### BEDROOM ONE

8'7" x 13'8" (2.62m x 4.18m)

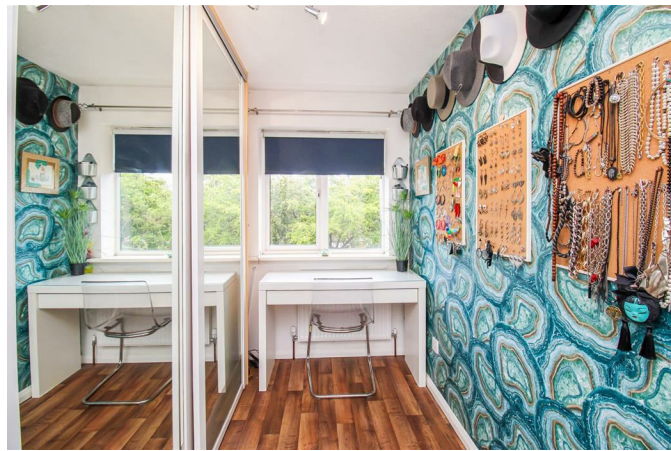
Two UPVC double glazed windows to the front, central heating radiator and access to overstairs storage cupboard.



### BEDROOM TWO

5'11" x 10'1" (1.82m x 3.08m)

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes with mirrored doors.



### BEDROOM THREE

7'1" x 7'1" (2.18m x 2.16m )

UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

7'3" x 6'2" (2.23m x 1.88m)

Frosted UPVC double glazed window to the side, fitted with a three piece suite comprising panel bath with electric shower over and glass screen, pedestal wash basin and WC. Fully tiled walls and heated towel rail.



### OUTSIDE

Externally, to the front there is a tarmac, paved and pebbled driveway providing off road parking for two to three vehicles, with pathway to the entrance and side access. To the rear, there is an enclosed garden laid to lawn with railway sleeper borders, paved patio seating area and a garden shed.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.