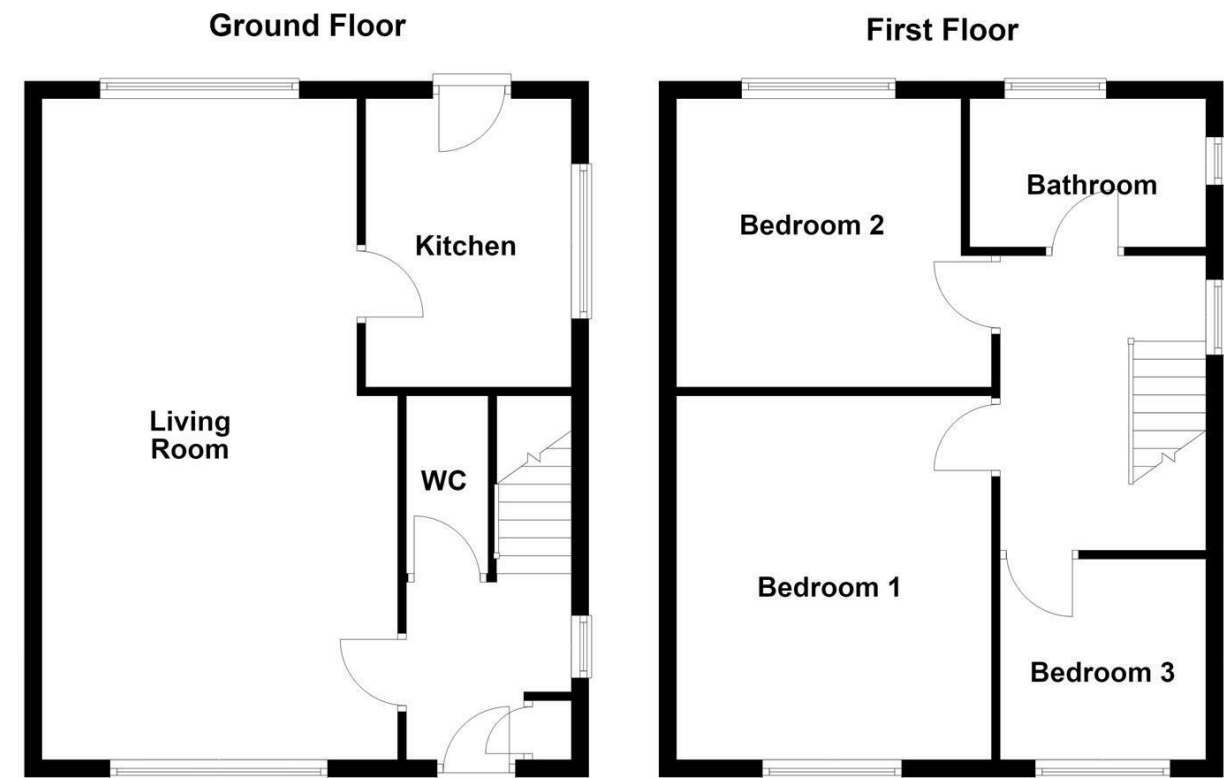


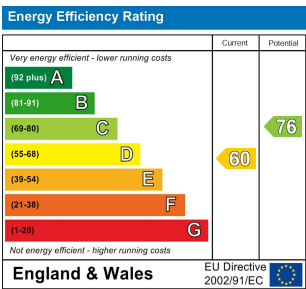


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Newfield Avenue, Normanton, WF6 1SL

For Sale Freehold £250,000

A larger style three bedroom detached family home, offering well proportioned accommodation and occupying a generous corner plot towards the head of a cul de sac. The property now offers excellent scope for cosmetic updating, allowing prospective purchasers to create a home tailored to their own tastes.

The accommodation is approached via a welcoming entrance hall with access to a guest cloakroom. The spacious living room flows through to a separate dining area overlooking the rear garden, while the kitchen is fitted with a good range of units and provides direct access to the outside. To the first floor are two well proportioned double bedrooms, a further good sized single bedroom and a family bathroom fitted with a four piece suite. Externally, the property enjoys a substantial front garden together with ample driveway parking leading to a detached single garage. Further generous gardens extend to the side and rear, offering excellent outdoor space and potential for future development, subject to the necessary planning permissions and consents.

The property is situated within this popular residential area, close to the wide range of shops, schools and recreational facilities available in Normanton town centre. Normanton also benefits from its own railway station and excellent access to the national motorway network.

An early viewing is highly recommended to fully appreciate the space, setting and potential this family home has to offer.



ACCOMMODATION

ENTRANCE HALL

6'2" x 6'2" (1.90m x 1.90m)

Entered via a UPVC front entrance door with a window to the side elevation. The reception hall benefits from a central heating radiator and a built in meter cupboard.

W.C.

6'10" x 2'11" (2.10m x 0.90m)

Fitted with a two piece cloakroom suite comprising a low flush W.C. and wall mounted wash basin. The room also benefits from a central heating radiator, tiled walls and an extractor fan.

LIVING ROOM

24'11" x 13'5" (7.60m x 4.10m)

A spacious reception room with windows overlooking both the front and rear elevations, two central heating radiators concealed within radiator cabinets and a feature stone fireplace incorporating a fitted gas fire.



KITCHEN

10'9" x 7'10" (3.30m x 2.40m)

Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer. There is a slot in point for a gas cooker, space for a fridge/freezer, space and plumbing for a dishwasher and washing machine, together with a stacking arrangement for a tumble dryer. The room also benefits from a window to the side elevation and an external door leading to the rear.



FIRST FLOOR LANDING

With a window to the side elevation, loft access hatch and a useful overstairs airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

13'9" x 12'5" (4.20m x 3.80m)

A generous double bedroom with a window overlooking the front elevation, central heating radiator and an extensive range of fitted wardrobes with matching drawer units.



BEDROOM TWO

10'9" x 10'9" (3.30m x 3.30m)

A well proportioned double bedroom enjoying views over the rear garden, with a central heating radiator and a good range of fitted wardrobes with matching drawer units.



BEDROOM THREE

7'6" x 7'6" (2.30m x 2.30m)

With a window overlooking the front elevation, central heating radiator and a fitted double wardrobe.



BATHROOM/W.C.

9'2" x 5'6" (2.80m x 1.70m)

Fitted with a four piece suite comprising a panelled bath, separate shower cubicle, pedestal wash basin and low flush W.C. The room also benefits from tiled walls, frosted windows to the side and rear elevations and a central heating radiator.



OUTSIDE

To the front of the property is a long driveway providing ample off street parking, together with a generous lawned front garden bordered by mature hedging. To the side and rear are further spacious gardens, predominantly laid to lawn, with a broad block paved patio seating area and a well proportioned single garage. Occupying a generous corner plot, the property also offers excellent potential for further extension, subject to the necessary planning consents.



COUNCIL TAX BAND

The council tax band for this property is D.

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.