



WAKEFIELD
01924 291 294

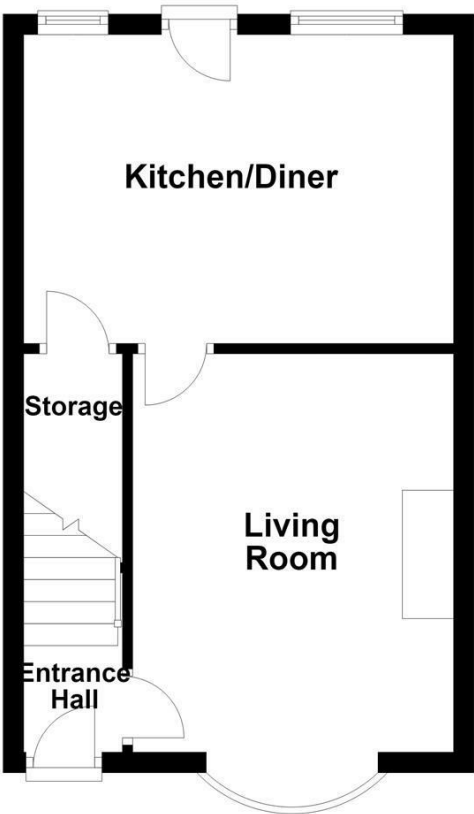
OSSETT
01924 266 555

HORBURY
01924 260 022

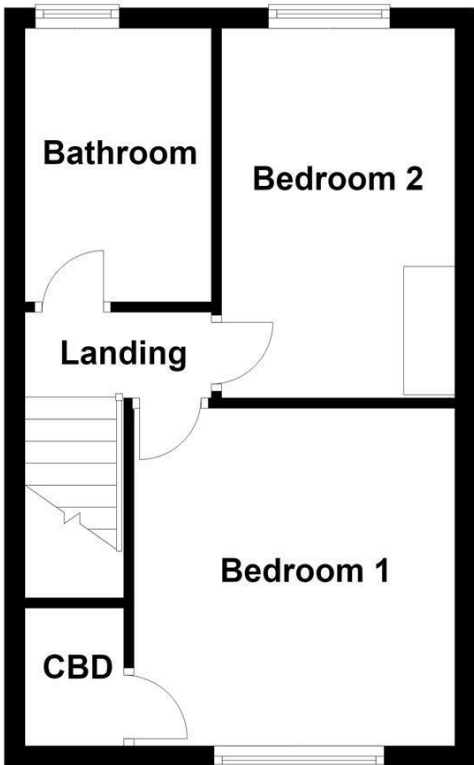
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

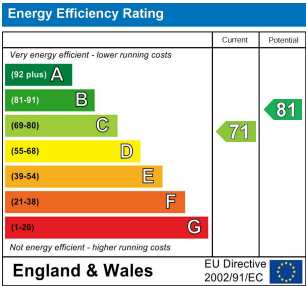


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



16 Firville Avenue, Normanton, WF6 1HL
For Sale Freehold £170,000

A superb opportunity to purchase this two bedroom mid terrace property, enjoying spacious accommodation throughout, including a feature fireplace, bay window, modern fitted kitchen diner and enclosed gardens.

The accommodation briefly comprises an entrance hall leading into the spacious living room, featuring an attractive fireplace and bay window. The modern fitted kitchen diner provides access to a useful under stair storage cupboard and completes the ground floor. To the first floor, the landing provides access to two well proportioned double bedrooms and a modern four piece house bathroom. Externally, the property benefits from on street parking to the front, with a cast iron gate providing access to a paved pathway leading to a pebbled front garden, fully enclosed by solid brick walls. To the rear, there is a generous block paved patio area, ideal for outdoor dining and entertaining, together with a pebbled driveway accessed via double timber gates from the road, providing valuable off road parking. The rear garden is enclosed by solid brick walls and timber fencing, with a timber shed providing useful storage and benefiting from both lighting and water connections.

The property is ideally located close to local amenities, well regarded schools and excellent transport links. Normanton town centre is within easy reach, offering a range of shops, a supermarket and railway station, while the M62 motorway network is also easily accessible for those looking to commute further afield.

An internal inspection is highly recommended to fully appreciate this fantastic home and avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

13'1" x 12'11" [max] x 12'6" [min] [4.01m x 3.95m [max] x 3.82m [min]]

A spacious reception room featuring a walk-in bay window with UPVC double glazing overlooking the front aspect. There is a living flame effect gas fire with marble hearth, matching interior and wooden decker surround, central heating radiator and a door leading into the modern kitchen diner.



KITCHEN DINER

9'10" x 16'1" [3.01m x 4.92m]

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashback above, incorporating a stainless steel sink and drainer with mixer tap and swan neck. There is plumbing for a washing machine, space for an undercounter fridge and freezer, together with an integrated oven and grill, four ring gas

hob and cooker hood over. The kitchen diner benefits from two UPVC double glazed windows overlooking the rear garden, a UPVC double glazed door leading outside, laminate flooring, central heating radiator and a door providing access to the under stair storage cupboard with lighting and fixed shelving.

FIRST FLOOR LANDING

The landing provides access to two bedrooms and the modern house bathroom, with loft access.

BEDROOM ONE

11'0" x 12'10" [3.36m x 3.92m]

Featuring a UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to a built-in wardrobe.



BEDROOM TWO

12'2" x 9'3" [3.71m x 2.84m]

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



BATHROOM

7'11" x 6'6" [2.42m x 1.99m]

Fitted with a modern four piece suite comprising a panelled bath with full tiled surround, central mixer tap and shower attachment, pedestal wash basin with mixer tap, low flush WC and enclosed shower cubicle with glass door and mixer shower. The bathroom benefits from fully tiled walls, two chrome heated towel rails, inset ceiling spotlights and a UPVC frosted double glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property, there is on street parking available on a first come, first served basis. A cast iron gate provides access down a paved pathway leading to the front entrance, with a low maintenance pebbled front garden, enclosed by decorative brick walls and conifer hedging. To the rear, there is a large block paved patio area, ideal for outdoor dining and entertaining, with a water point connection beneath the kitchen window, outside sensor lighting above the kitchen door and double timber gates providing access onto a pebbled off road

parking area. The garden is enclosed by decorative brick walls and timber fencing to all sides, creating a private and secure outdoor space.



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.