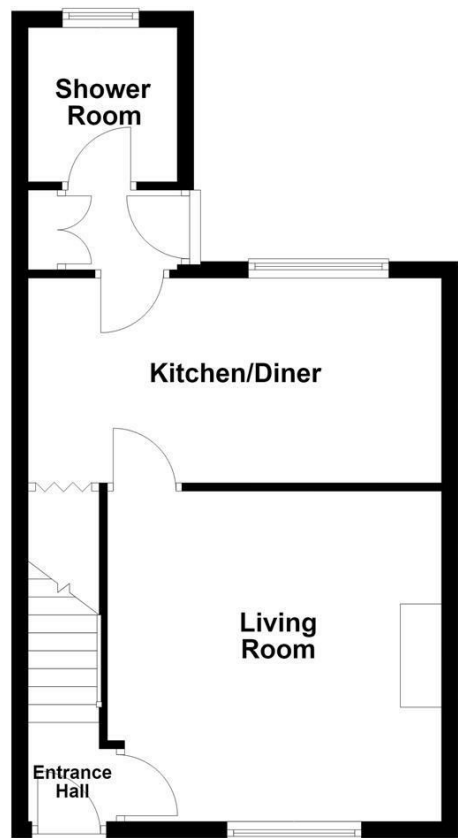
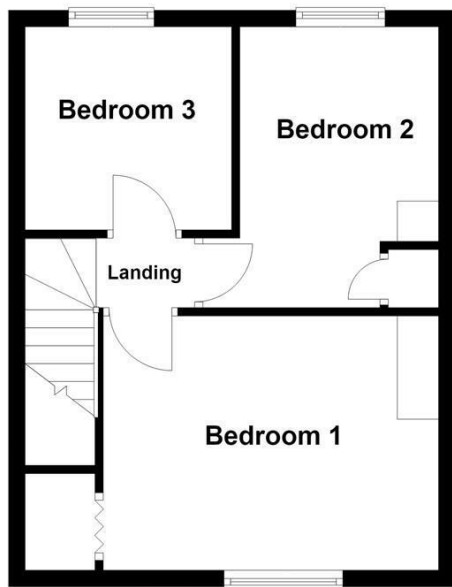


Ground Floor



First Floor



IMPORTANT NOTE TO PURCHASERS

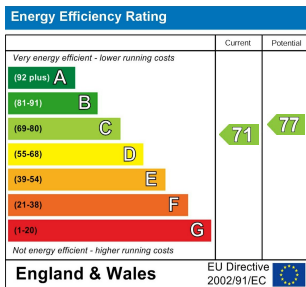
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



47 Henderson Avenue, Normanton, WF6 1DQ

For Sale Freehold £169,950

Situated in Normanton is this spacious three bedroom end terraced home, offering well proportioned accommodation throughout together with attractive front and rear gardens, ample off road parking and potential to extend, subject to consent. This property would make an ideal purchase for first time buyers, professional couples and small families alike.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room. The living room leads through to the kitchen diner, which benefits from useful understairs storage and access to a rear hallway. From here, there is a further storage cupboard, access to the rear garden and a modern shower room. To the first floor, the landing provides access to the loft space and three well proportioned bedrooms. The principal bedroom benefits from a useful storage cupboard, whilst bedroom two houses the Worcester combination boiler within a dedicated cupboard. Externally, the front of the property features an attractive lawned garden with established shrub and flower borders, together with a tarmac driveway providing ample off road parking for several vehicles. Timber fencing and double gates enclose the frontage. The rear garden is predominantly laid to lawn and complemented by mature planted borders, together with a paved patio area ideal for outdoor dining and entertaining.

Normanton is a popular and convenient location, offering a wide range of local shops, schools and everyday amenities, particularly around the town centre and High Street. Regular bus services operate nearby, whilst Normanton railway station provides links to Leeds, Sheffield and surrounding areas. Junction 31 of the M62 is also within easy reach, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



ACCOMMODATION

ENTRANCE HALL

Frosted composite double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM

13'2" x 13'5" [4.02m x 4.10m]

UPVC double glazed window overlooking the front elevation, central heating radiator and feature multi fuel burning stove set on a slate hearth with wooden mantle.



KITCHEN DINER

8'2" x 16'7" [2.50m x 5.08m]

Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a 1.5 stainless steel sink and drainer with mixer tap. Partial stainless steel splashback with stainless steel extractor hood above, space for an electric cooker, space and

plumbing for a washing machine and integrated fridge freezer. UPVC double glazed window overlooking the rear elevation, door providing access to the rear hallway, understairs storage cupboard, coving to the ceiling and central heating radiator.



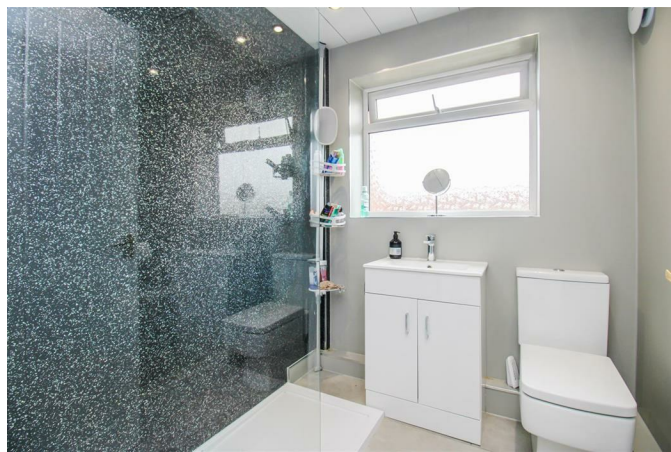
REAR HALLWAY

Rear composite entrance door with frosted glazed panel, double doored storage cupboard and access to the shower room.

SHOWER ROOM/W.C.

6'1" x 5'11" [1.87m x 1.81m]

Frosted UPVC double glazed window overlooking the rear elevation, extractor fan and spotlights to the ceiling. Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a shower enclosure with mains fed overhead shower, separate shower attachment and glass shower screen. Full wet wall panelling throughout.



FIRST FLOOR LANDING

Loft access and doors providing access to three bedrooms.

BEDROOM ONE

10'2" x 13'5" [3.11m x 4.11m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and useful overstairs storage cupboard.



BEDROOM TWO

11'2" x 7'10" [3.42m x 2.40m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and access to a storage cupboard housing the Worcester combination boiler.



BEDROOM THREE

8'6" x 8'0" [2.60m x 2.46m]

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



OUTSIDE

To the front of the property is a lawned garden with planted borders incorporating mature shrubs and flowers, together with a paved pathway leading to the front entrance. Timber fencing and double gates provide access to a tarmac driveway offering off road parking for several vehicles and continuing down the side of the property to the rear. The rear garden incorporates lawned areas and planted beds with mature shrubs and flowers, together with space for a timber garden shed and a paved patio area ideal for outdoor dining and entertaining.



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 Pontefract 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.