



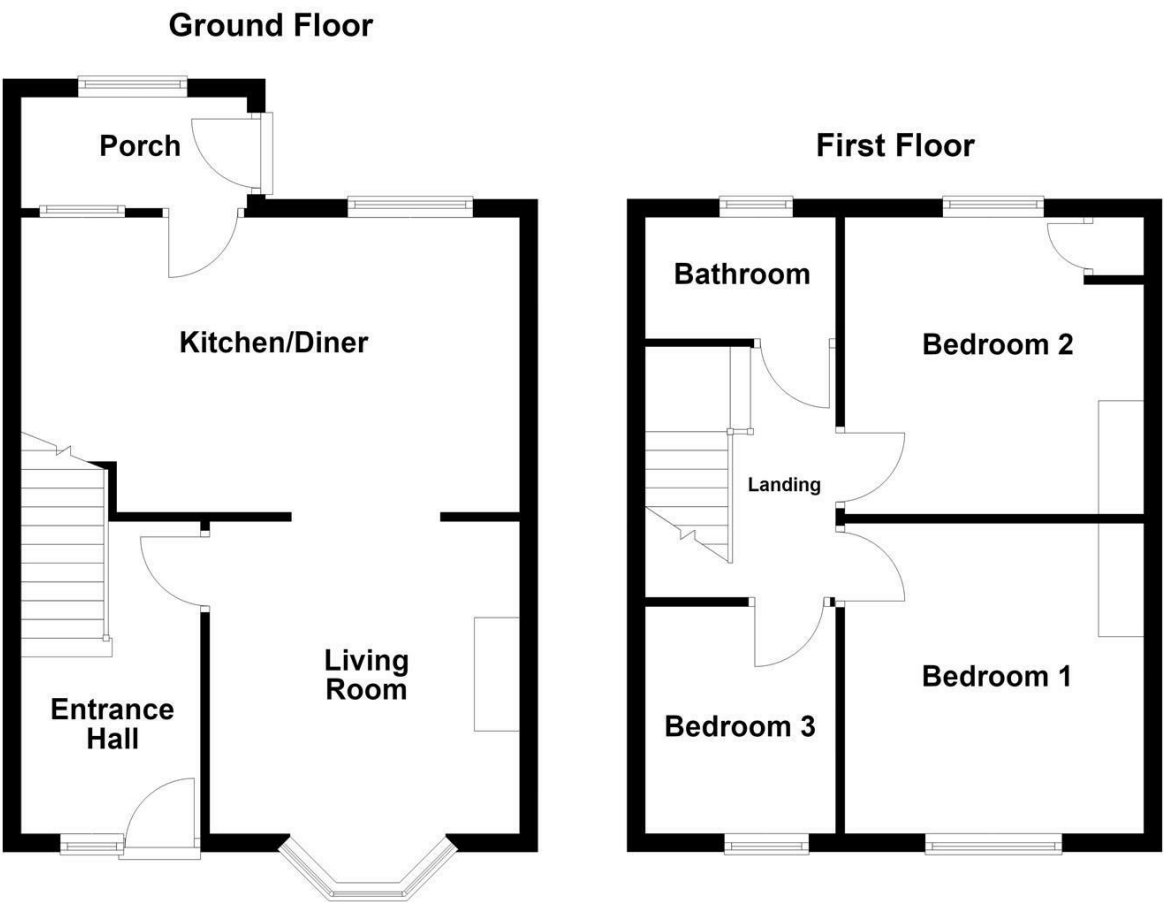
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

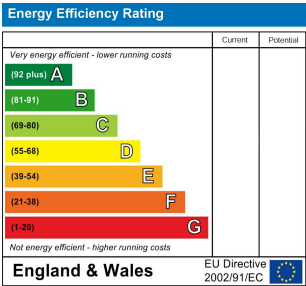


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



48 Wheatley Avenue, Normanton, WF6 1HW

For Sale Freehold £145,000

Situated just outside Normanton town centre on the well known Wheatley Avenue is this well presented three bedroom mid terraced home. Deceptively spacious from the front, the property offers three good sized bedrooms, generous living accommodation, a modern kitchen diner and gardens to both the front and rear, making it an ideal choice 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 modern kitchen diner, which in turn provides access to a useful rear porch and the garden. To the first floor, the landing provides loft access and leads to three well proportioned bedrooms and the house bathroom. Bedroom two benefits from a fitted storage cupboard housing the Ideal combination boiler. Externally, the front garden is predominantly laid to lawn and incorporates a substantial concrete area offering potential for off road parking, subject to any necessary consents and alterations. To the rear is a low maintenance enclosed garden featuring concrete and decked patio areas, ideal for outdoor dining and entertaining, together with a useful brick built outbuilding and greenhouse. The garden is enclosed by walling and timber fencing with gated access to the rear.

Normanton is a popular and convenient location, with a range of shops, schools and everyday amenities close by, particularly within the town centre. Regular bus services operate nearby, whilst Normanton railway station provides connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also only a short drive away, making the property well placed for commuters.

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



ACCOMMODATION

ENTRANCE HALL

11'1" x 6'6" [3.40m x 2.00m]

UPVC front entrance door leading into the entrance hall, with frosted UPVC double glazed window overlooking the front elevation. Coving to the ceiling, fitted storage cupboard, central heating radiator and staircase providing access to the first floor. Door leading through to the living room.

LIVING ROOM

12'11" x 11'2" [3.95m x 3.42m]

UPVC double glazed bay window overlooking the front elevation, central heating radiator and coving to the ceiling. Feature multi fuel burning stove set on a tiled hearth with brick surround and wooden mantle. Opening through to the kitchen diner.



KITCHEN DINER

16'5" x 10'7" [5.02m x 3.25m]

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for a range style cooker with extractor hood above and space for a fridge freezer. Two UPVC double glazed windows overlooking the rear elevation and porch, together with a UPVC double glazed door leading into the porch.



PORCH

3'7" x 8'0" [1.10m x 2.45m]

Two timber framed single glazed windows overlooking the rear elevation and timber framed rear entrance door.

FIRST FLOOR LANDING

9'0" x 6'6" [2.75m x 2.00m]

Loft access, coving to the ceiling and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

11'2" x 11'3" [3.42m x 3.43m]

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



BEDROOM TWO

10'8" x 11'2" [3.26m x 3.42m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted storage cupboard housing the Ideal combination boiler.



BEDROOM THREE

6'5" x 8'0" [1.98m x 2.45m]

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



BATHROOM/W.C.

4'7" x 6'7" [1.40m x 2.01m]

Frosted UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with electric shower over. Fully tiled walls.



OUTSIDE

To the front of the property is a lawned garden with a large concrete pathway leading to the front entrance, offering potential to create off road parking subject to any necessary consents. Timber fencing provides enclosure to either side. The rear garden is designed for relatively low maintenance and incorporates concrete and decked patio areas, ideal for outdoor dining and entertaining. There is also access to a brick built outbuilding and greenhouse. The garden is fully enclosed by walling and timber fencing.



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 Ossett 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.