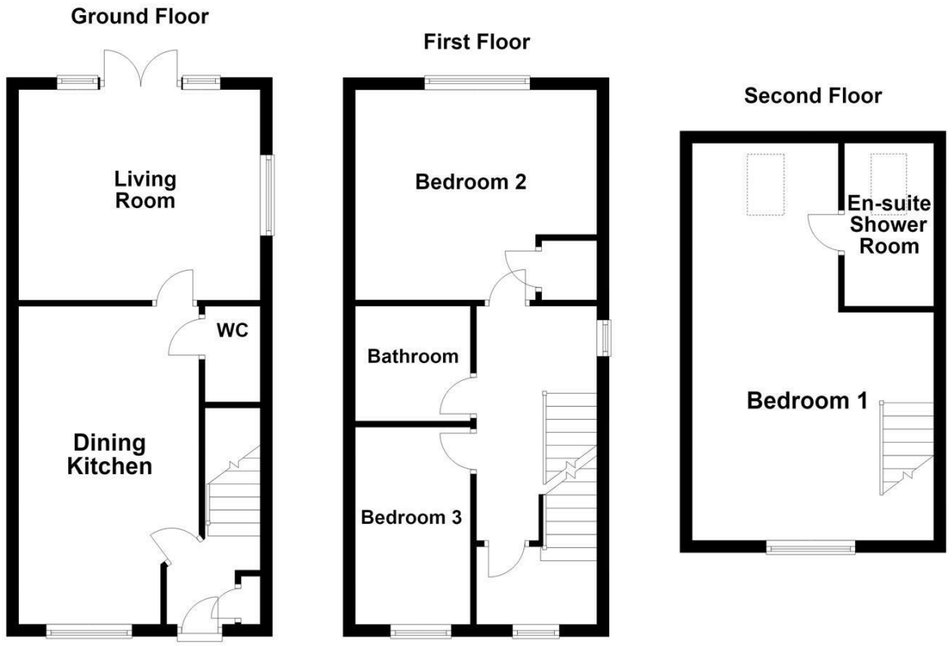


Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11 Aspen Avenue, Normanton, WF6 2FG

For Sale Freehold £260,000

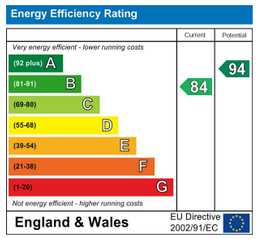
Proudly introduced to the market is this contemporary three storey, three bedroom semi detached home, situated in the popular area of Normanton. Finished to an upgraded specification throughout, the property offers spacious and stylish accommodation, a landscaped west facing rear garden, a double driveway and three well proportioned bedrooms, including a principal suite with en suite shower room.

The accommodation briefly comprises a welcoming entrance hall accessed via a composite door, with staircase to the first floor and an opening into the modern kitchen diner. The kitchen is fitted with a range of integrated appliances and provides access to a downstairs WC and the spacious living room. The living room enjoys views over the rear garden, with UPVC patio doors opening directly outside.

To the first floor, the landing provides access to two well proportioned bedrooms and a contemporary three piece family bathroom. A further staircase leads to the second floor, where the principal bedroom occupies the entire level. This impressive room benefits from windows to both the front and rear elevations, allowing plenty of natural light, together with a fully tiled three piece en suite shower room. Externally, the property benefits from a double tarmac driveway providing off road parking for two vehicles, together with side access leading to the rear garden. The landscaped west facing garden is fully enclosed by timber fencing and incorporates a lawned area and porcelain paved patio, creating an ideal space for outdoor dining and entertaining.

The property is perfectly suited to growing families and professional couples, with a wide range of local shops, amenities and schools within easy reach. Excellent motorway links also provide convenient access to Normanton, Pontefract, Wakefield and Leeds city centres.

Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate all that this superb modern home has to offer.



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.



ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, which features Amtico flooring, a useful storage recess, central heating radiator and a carpeted staircase providing access to the first-floor landing. An opening leads through to the kitchen diner.

KITCHEN DINER
10'4" x 17'3" (3.17m x 5.26m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Integrated appliances include an oven, four ring electric hob with extractor hood above, fridge freezer, washer dryer and dishwasher. Built in cupboard and drawer for extra storage, amtico flooring, ceiling spotlights, a central heating radiator and a UPVC double glazed window overlooking the front elevation. Openings provide access to the living room and downstairs W.C.



W.C.
4'9" x 2'8" (1.45m x 0.83m)
Amtico flooring, a low flush W.C., pedestal wash basin with mixer tap, central heating radiator, extractor fan and partial wall tiling.

LIVING ROOM
13'8" x 11'1" (4.17m x 3.38m)
Amtico flooring, a central heating radiator and UPVC double glazed patio doors providing access to the rear garden.



FIRST FLOOR LANDING
Carpeted flooring, a central heating radiator and access to three bedrooms, the house bathroom and a lobby leading to the second floor.

BEDROOM TWO
13'9" x 11'1" (4.21m x 3.40m)
Carpeted flooring, a central heating radiator, a UPVC double glazed window overlooking the rear elevation and a useful fitted storage cupboard.



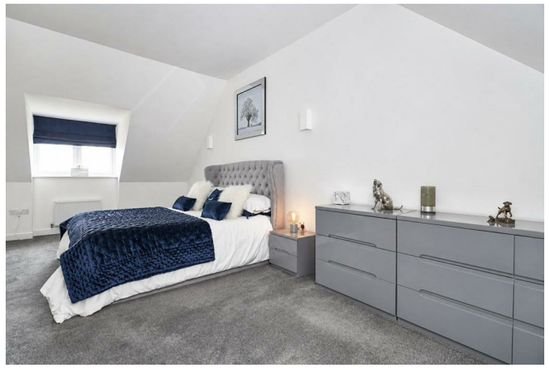
BEDROOM THREE
10'9" x 4'8" (3.29m x 1.44m)
Carpeted flooring, a central heating radiator, a range of fitted wardrobes and a UPVC double glazed window overlooking the front elevation.

HOUSE BATHROOM/W.C.
5'10" x 6'11" (1.80m x 2.13m)
Three piece comprising a low flush W.C., wall mounted wash basin with mixer tap and a panelled bath with fixed mixer shower and shower screen. Tiled flooring, full height wall tiling, a chrome ladder style central heating radiator, ceiling spotlights and an extractor fan.



LOBBY
Carpeted flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation. A carpeted staircase leads to the second floor.

BEDROOM ONE
22'4" x 13'5" (6.82m x 4.11m)
Carpeted flooring, a central heating radiator, a UPVC double glazed window overlooking the front elevation and a further UPVC double glazed window overlooking the rear. A useful eaves storage and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
9'3" x 4'2" (2.84m x 1.28m)
Three piece suite comprising a low flush W.C., wall mounted wash basin with mixer tap and a walk-in shower enclosure with overhead shower and handheld shower attachment.



OUTSIDE
To the front of the property is a double tarmac driveway providing off road parking, together with a gravelled area. A flagged pathway leads to the composite front entrance door, with a further pathway providing access through a timber gate to the side elevation. The west facing rear garden features a porcelain paved patio area, a lawned section and a gravelled area, fully enclosed by timber fencing.



COUNCIL TAX BAND
The council tax band for this property is C.

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.