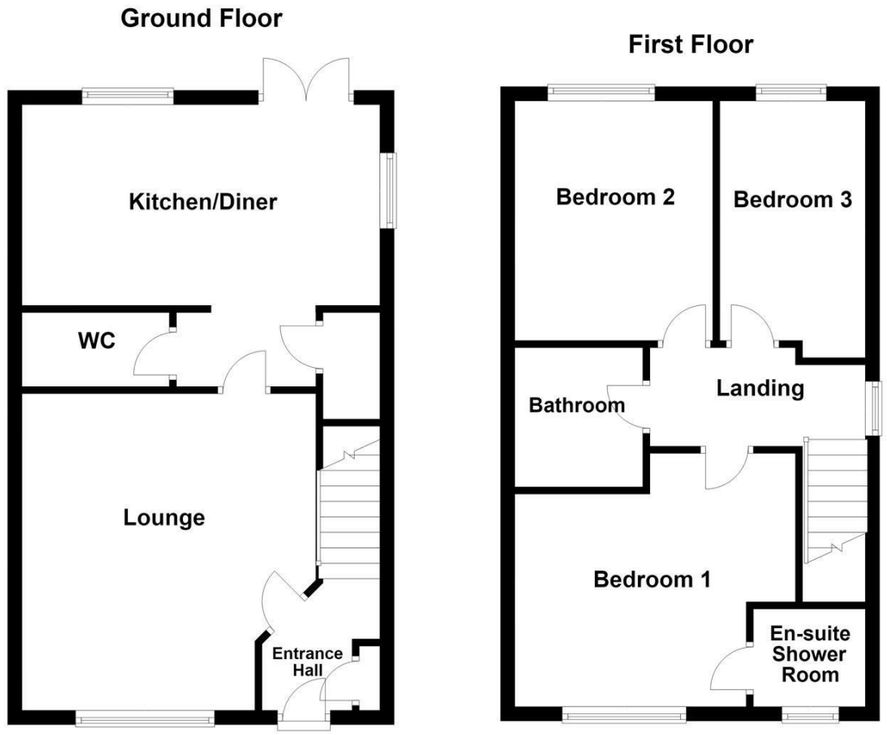
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





4 Aspen Avenue, Normanton, WF6 2FG

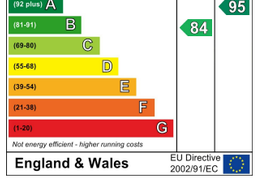
For Sale Freehold £235,000

Situated on a sought after modern development in Normanton is this well presented three bedroom semi detached home. Offering well proportioned accommodation throughout, the property boasts generous living space, off road parking and a larger than average enclosed rear garden for this style of home. Ideal for a range of buyers, this attractive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor, useful storage cupboard and access to the living room. The living room leads through to the kitchen diner, which benefits from understairs storage, access to the downstairs W.C. and doors opening onto the rear garden. To the first floor, the landing provides access to three bedrooms, the house bathroom and the loft. Bedroom one also benefits from its own en suite shower room. Externally, to the front is an attractive lawned garden with planted features and a paved pathway leading to the front entrance. A tarmac driveway extends down the side of the property, providing off road parking for two vehicles, together with an EV charging point. To the rear is a generous enclosed garden, predominantly laid to lawn with mature rose bushes and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.

Normanton is a convenient location for a range of buyers, including first time buyers, professional couples and growing families. Local shops, schools and everyday amenities can all be found within easy reach, with a wider selection available in Normanton town centre. Regular bus services operate nearby, whilst Normanton also benefits from its own railway station with connections to Leeds, Sheffield and surrounding areas. The M62 motorway network is also within easy reach, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this modern home has to offer. An early viewing is highly recommended to avoid disappointment.



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
Composite front entrance door leading into the entrance hall. Staircase providing access to the first floor landing, central heating radiator, useful storage cupboard and door leading through to the living room.

LIVING ROOM
13'11" x 12'1" (max) x 8'10" (min) (4.25m x 3.70m (max) x 2.70m (min))
UPVC double glazed window to the front, central heating radiator and door providing access to the kitchen diner.



KITCHEN DINER
15'5" x 13'1" (max) x 9'4" (min) (4.72m x 4.0m (max) x 2.86m (min))
Access to a useful understairs storage cupboard, currently providing an ideal utility space, together with access to the downstairs W.C. UPVC double glazed French doors open onto the rear garden, with a further UPVC double glazed window overlooking the rear aspect and central heating radiator. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 sink and drainer with mixer tap. Four ring gas hob with partial stainless steel splashback and extractor hood above, integrated double oven, integrated slimline dishwasher, integrated washing machine and integrated fridge freezer. The Ideal combination boiler is also housed within the kitchen.

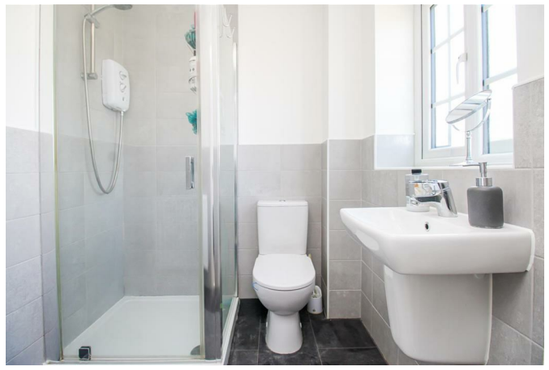
DOWNSTAIRS W.C.
3'4" x 6'0" (1.03m x 1.83m)
Extractor fan, central heating radiator, low flush W.C. and pedestal wash basin with mixer tap and tiled splashback.

FIRST FLOOR LANDING
Access to the loft, central heating radiator and doors providing access to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE
11'2" x 12'1" (max) x 6'3" (min) (3.42m x 3.70m (max) x 1.93m (min))
UPVC double glazed window to the front, central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM
5'6" x 5'8" (1.68m x 1.75m)
Frosted UPVC double glazed window to the front, extractor fan and central heating radiator. Fitted with a low flush W.C., wall mounted wash basin with mixer tap and shower enclosure with electric shower, shower attachment and glass shower screen. Part tiled walls.



BEDROOM TWO
8'7" x 10'9" (2.63m x 3.30m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
6'7" x 11'7" (max) x 10'9" (min) (2.01m x 3.55m (max) x 3.30m (min))
UPVC double glazed window to the rear and central heating radiator.



BATHROOM
6'7" x 5'6" (max) x 4'9" (min) (2.02m x 1.70m (max) x 1.47m (min))
Central heating radiator, extractor fan and a modern three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap and shower attachment. Part tiled walls.



OUTSIDE
To the front of the property is a lawned garden with a paved pathway leading to the entrance door, together with planted borders incorporating mature shrubs and flowers. A tarmac driveway extends down the side of the property, providing off road parking for two vehicles. To the rear is a generous lawned garden occupying a good sized corner style plot, with mature rose bushes throughout. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.





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

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.