

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



20 Dalefield Avenue, Normanton, WF6 1HT

For Sale Freehold £175,000

Situated on the well regarded Dalefield Avenue in Normanton is this superbly presented and fully modernised three bedroom mid-terrace home. Offering spacious and well proportioned accommodation throughout, including ample reception space enhanced by a rear extension, and low maintenance gardens, this property is certain to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor landing, leading through to the living room. The living room flows into the spacious kitchen diner, which in turn provides access to an understairs storage cupboard and a useful utility room situated to the rear. To the first floor, the landing provides access to the loft space, a storage cupboard housing the boiler, three well sized bedrooms, and the modern house bathroom. Externally, the front garden is designed for ease of maintenance, being predominantly slate with a concrete pathway leading to the front entrance door. The garden is enclosed by walls and timber fencing, with a timber gate providing access. To the rear, the enclosed garden is also low maintenance, featuring decorative pebbled areas and a paved seating space, ideal for outdoor dining and entertaining. A timber built garden shed provides useful storage, while the fully enclosed boundaries make the space well suited for children and pets.

Normanton remains a highly sought-after location, appealing to first-time buyers, young families, and professional couples alike. A wide range of local amenities, shops, and schools are available nearby, particularly within Normanton town centre. Excellent transport links are also on offer, with local bus routes operating close to the property and Normanton railway station providing direct connections to Leeds, Sheffield, and other major destinations. For commuters travelling further afield, the M62 motorway network is just a short drive away.

Only a full internal inspection can truly appreciate the quality of accommodation on offer. Early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

A frosted UPVC double glazed entrance door leads into the hallway, featuring decorative panelling to one wall, a central heating radiator, stairs rising to the first floor landing, and a door providing access to the living room.

LIVING ROOM

12'4" x 13'2" [max] x 11'1" [min] [3.76m x 4.03m [max] x 3.40m [min]]
A well presented reception room featuring a UPVC double glazed window to the front elevation, decorative wall panelling, coving to the ceiling, a central heating radiator, and a multi-fuel burning stove with a partially exposed brick surround and wooden mantel. Double doors lead through to the kitchen diner.



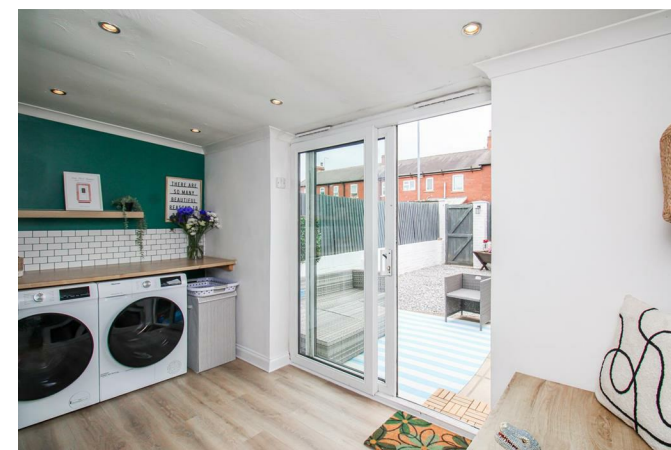
KITCHEN DINER

8'6" x 15'5" [2.60m x 4.72m]
Featuring coving to the ceiling, decorative wall panelling, a central

heating radiator, understairs storage, and an opening through to the utility room. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a ceramic Belfast sink with mixer tap, tiled splashbacks, a four ring induction hob with stainless steel extractor hood above, integrated oven and microwave, and an integrated fridge freezer.

UTILITY ROOM

12'1" x 5'9" [3.70m x 1.76m]
Benefitting from spotlighting and coving to the ceiling, sliding UPVC double glazed doors leading to the rear garden, and space and plumbing for a washing machine and tumble dryer with laminate work surface over.



FIRST FLOOR LANDING

7'6" x 5'7" [max] x 2'5" [min] [2.30m x 1.72m [max] x 0.75m [min]]
Having loft access, spotlighting to the ceiling, decorative wall panelling, a storage cupboard housing the Worcester combination boiler, and doors leading to three bedrooms, and the house bathroom.

BEDROOM ONE

11'3" x 9'6" [3.45m x 2.92m]
Featuring a UPVC double glazed window to the front elevation, decorative wall panelling, a column style central heating radiator, and coving to the ceiling.



BEDROOM TWO

8'6" x 9'6" [max] x 9'0" [min] [2.60m x 2.92m [max] x 2.75m [min]]
Having a UPVC double glazed window to the rear elevation, coving to the ceiling, a central heating radiator, and a fitted storage cupboard with shelving.



BEDROOM THREE

5'8" x 8'3" [max] x 6'2" [min] [1.73m x 2.52m [max] x 1.90m [min]]
Featuring decorative wall panelling, coving to the ceiling, a UPVC double glazed window to the front elevation, a central heating radiator, and over bulkhead storage.

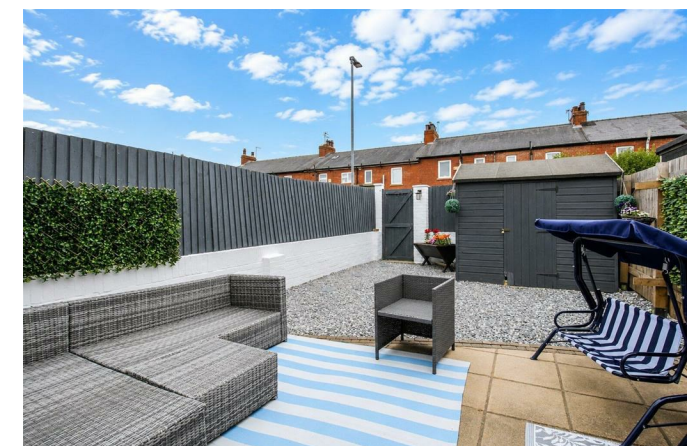
BATHROOM

5'8" x 6'0" [1.75m x 1.85m]
Comprising a frosted UPVC double glazed window to the rear elevation, matte black ladder style heated towel radiator, low flush WC, ceramic wash basin set within a floating vanity unit with storage below and mixer tap, and a panelled 'P' shaped bath with mixer tap, overhead shower, shower attachment, and glass shower screen. The bathroom is finished with full tiling throughout.



OUTSIDE

To the front of the property, the garden is designed for low maintenance and incorporates a concrete pathway leading to the front entrance door, with a timber gate providing access. The garden also features slate beds and is fully enclosed by walls and timber fencing. To the rear, the garden is similarly low maintenance, being predominantly pebbled with a paved seating area, ideal for outdoor dining and entertaining. A timber built shed provides useful garden storage, while the garden is fully enclosed by walls and timber fencing with a timber gate to the rear, making it ideal for both children and pets.



PLEASE NOTE

Please note: The current vendors have obtained council approval for a dropped kerb, allowing for the creation of off street parking to the front of the property should a prospective purchaser wish to utilise this opportunity.

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.