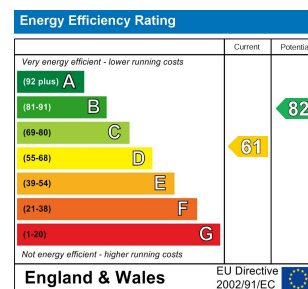
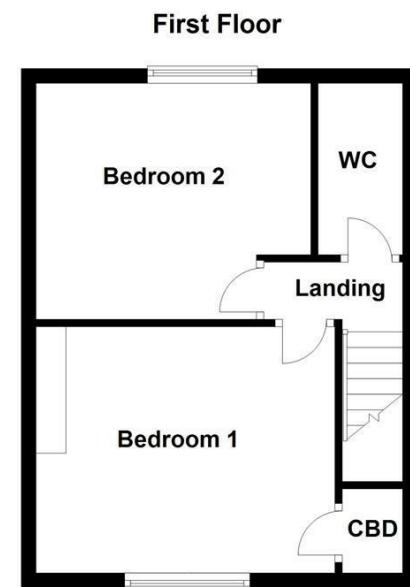
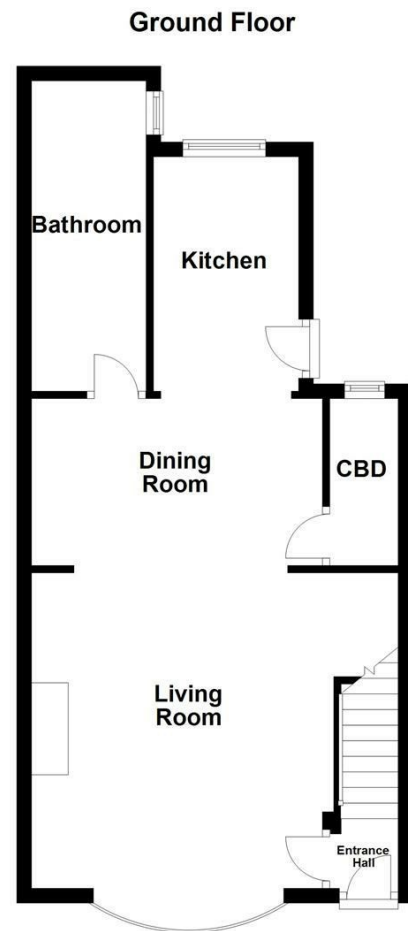




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



42 Wheatley Avenue, Normanton, WF6 1HN

For Sale Freehold Offers Over £155,000

Situated only a short distance to Normanton town centre is this well presented two bedroom mid terrace property benefiting from spacious reception rooms and front and rear gardens.

The property briefly comprises of the entrance hall, living room, dining room with pantry/store cupboard, kitchen, bathroom and separate w.c. To the first floor landing there is access to two bedrooms and the separate w.c. Outside to the front of the property the garden is laid to lawn with a concrete pathway to the front door, fully enclosed by walls with a timber gate. To the rear is a brick built outbuilding and raised decked patio area, perfect for outdoor dining and entertaining, with tarmac area and fully enclosed by walls with a timber gate to the rear.

Situated in Normanton the property is an ideal base for those who wish to commute on a regular basis as there is a train station as well as being nearby to the M62, M1 & A1. Local bus routes run on a regular basis into both Wakefield and Castleford. Normanton has its own town centre with various shops, supermarkets and schools are within the nearby vicinity.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

16'7" x 13'11" [max] x 4'5" [min] [5.07m x 4.26m [max] x 1.37m [min]]
UPVC double glazed bow window to the front, dado rail, two central heating radiators, electric fireplace with marble hearth, surround and wooden mantle. An opening leading through to the dining room.



DINING ROOM

13'5" x 7'5" [4.09m x 2.28m]
An opening into the kitchen, dado rail, central heating radiator and doors to the pantry/storage cupboard and bathroom.



STORE

2'8" x 7'10" [0.83m x 2.41m]
UPVC double glazed frosted window to the rear and space for a fridge/freezer.

KITCHEN

9'8" x 6'4" [2.96m x 1.95m]
UPVC double glazed window and door to the rear. Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob, integrated oven and integrated microwave.

BATHROOM

5'1" x 10'4" [1.56m x 3.15m]
Spotlights to the ceiling, ceramic wash basin built into storage unit and mixer tap, P-shaped bath with mixer tap and shower head attachment. Central heating radiator and door to the separate w.c.



W.C.

3'2" x 4'11" [0.97m x 1.52m]
UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator and low flush w.c.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors to two bedrooms and w.c.

BEDROOM ONE

12'3" x 11'5" [max] x 4'10" [min] [3.74m x 3.48m [max] x 1.49m [min]]
UPVC double glazed window to the front, central heating radiator, access to overstairs storage cupboard, coving to the ceiling, partial dado rail and fitted wardrobes.



BEDROOM TWO

12'3" x 10'6" [max] x 7'3" [min] [3.75m x 3.21m [max] x 2.22m [min]]
Central heating radiator and UPVC double glazed window to the rear.



W.C.

7'4" x 3'11" [2.25m x 1.21m]
The boiler is housed in here, low flush w.c. and wall mounted wash basin with mixer tap.

OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border, enclosed by walls with a timber gate leading to the concrete pathway to the front door. To the rear there is a low maintenance rear garden with a raised decked patio area, perfect for outdoor dining and entertaining with tarmac area, fully enclosed by walls with a timber gate to the rear. There is an outside outbuilding.



OUTBUILDING

16'0" x 5'9" [4.9m x 1.77m]
UPVC double glazed frosted door and a set of UPVC double glazed French doors. Power and light. Wall and base units with laminate work surface over.

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 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.