Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

32 Hanson Avenue, Normanton, WF6 1HX

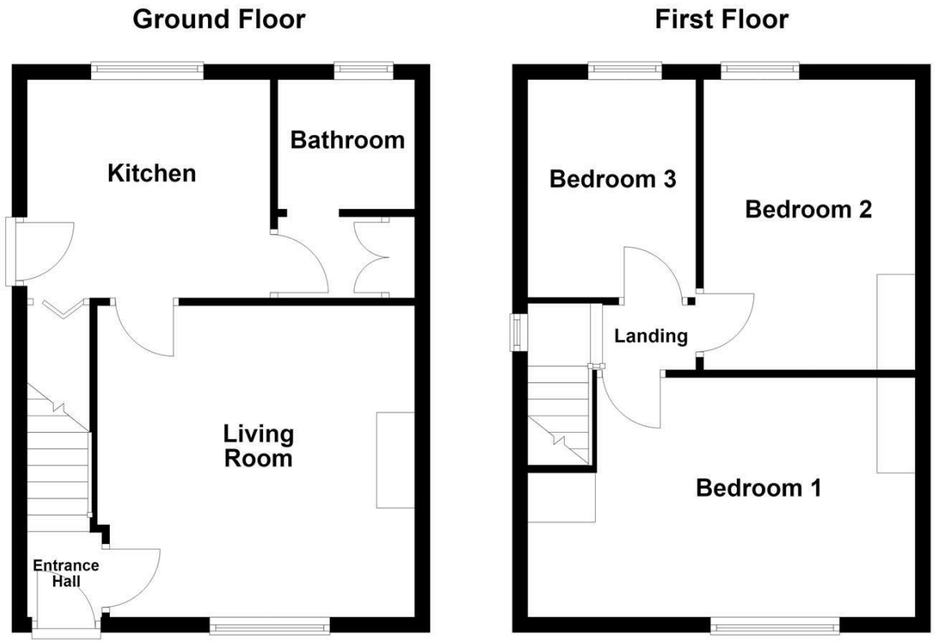
For Sale Freehold Guide Price £160,000 - £170,000

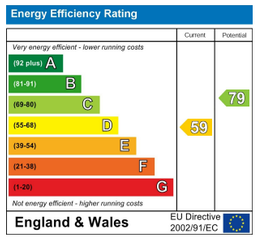
Situated in the popular Normanton area is this deceptively spacious three-bedroom semi detached home. Offering well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, front and rear gardens and off road parking, this property is not to be missed.

The accommodation briefly comprises an entrance hall with a staircase leading to the first floor landing and a door opening into the living room. The living room provides access to the kitchen, which in turn leads to the side of the property, a useful understairs storage area and the bathroom, which benefits from fitted storage cupboards. To the first floor, the landing provides access to the loft and three well proportioned bedrooms. Outside, the front garden is mainly laid to lawn with a mature shrub border. A tarmac driveway provides off-road parking for two vehicles, with timber fencing forming the boundary. The enclosed rear garden is also mainly laid to lawn and incorporates a pathway leading to a paved patio area, ideal for outdoor dining and entertaining. There is also space for a garden shed. Timber fencing surrounds the garden, making it suitable for families with children or pets.

Normanton is well placed for a range of buyers, including first-time buyers, professional couples and small families. A selection of shops, schools and everyday amenities can be found nearby, particularly within Normanton town centre. Regular bus services operate close to the property, while Normanton railway station provides links to Leeds, Sheffield and surrounding areas. Junction 31 of the M62 motorway is also within easy reach, making the property convenient for those commuting further afield.

An internal viewing is highly recommended to fully appreciate the space and potential this excellent 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 timber framed front entrance door with a frosted glass panel leads into the entrance hall. Featuring a central heating radiator, a staircase providing access to the first floor landing and an opening leading through to the living room.

LIVING ROOM
13'4" x 13'5" (max) x 11'5" (min) (4.08m x 4.11m (max) x 3.50m (min))
Featuring a UPVC double glazed window to the front, a central heating radiator, dado rail and an electric fire with a marble hearth, surround and mantel. A door leads through to the kitchen.

KITCHEN
9'4" x 10'5" (2.86m x 3.18m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. There is a four ring gas hob with extractor hood above, an integrated oven, space and plumbing for a washing machine and space for a freestanding fridge freezer. Further features include a UPVC double glazed window to the side, a frosted UPVC double glazed door providing access to the side of the property, access to useful understairs storage and a door leading into the hallway.

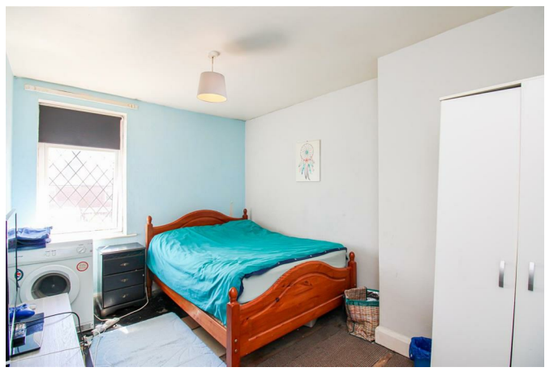
HALLWAY
3'9" x 6'5" (1.16m x 1.96m)
Featuring tiled flooring, a fitted storage cupboard and an opening leading into the bathroom.

BATHROOM
5'4" x 5'9" (1.63m x 1.77m)
Featuring a frosted UPVC double glazed window to the rear and a central heating radiator. Fitted with a low flush W.C., a ceramic wash basin with mixer tap set within a vanity storage unit and a panelled bath with mixer tap and shower attachment. There is also an electric shower over the bath with a glass screen and partial wet wall panelling.

FIRST FLOOR LANDING
Featuring a UPVC double glazed window to the side, access to the loft and doors leading to three bedrooms.

BEDROOM ONE
10'4" x 16'8" (max) x 12'3" (min) (3.15m x 5.10m (max) x 3.75m (min))
Featuring a UPVC double glazed window to the front, a central heating radiator and a useful bulkhead storage area.

BEDROOM TWO
12'7" x 9'0" (max) x 7'10" (min) (3.85m x 2.75m (max) x 2.39m (min))
Featuring a UPVC double glazed window overlooking the rear garden and a central heating radiator.



BEDROOM THREE
7'3" x 9'5" (2.23m x 2.88m)
Featuring a UPVC double glazed window to the rear and a central heating radiator.

OUTSIDE
To the front, the property has a lawned garden with a mature shrub border and timber fenced boundaries. A tarmac driveway provides off road parking for two vehicles. The enclosed rear garden is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also space for a garden shed. Timber fencing surrounds the garden, making it suitable for families with children or pets.

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.