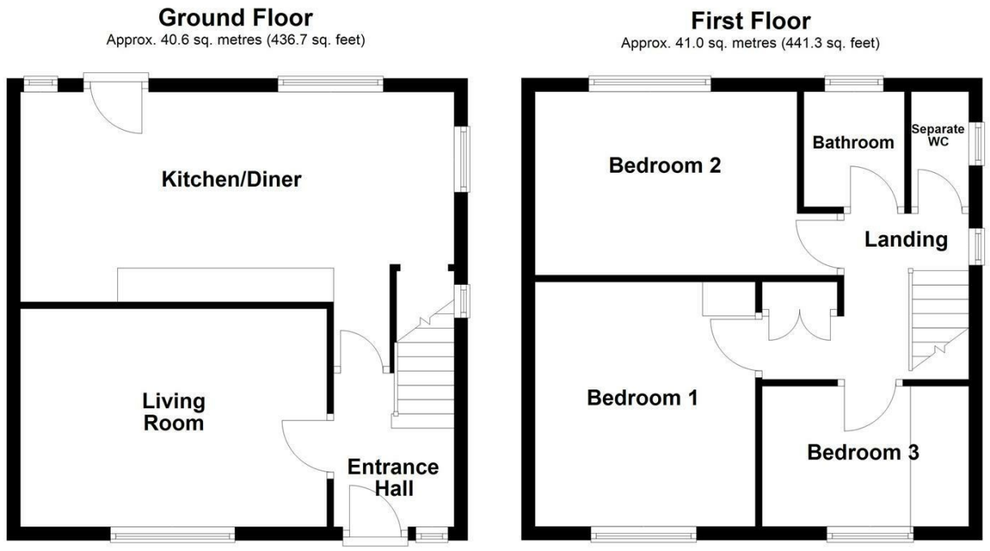
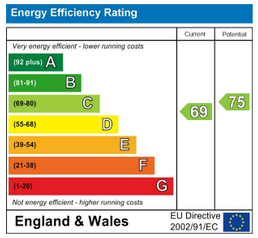
Richard Kendall
Estate Agent

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



Total area: approx. 81.6 sq. metres (878.0 sq. feet)



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.

1 Rowan Avenue, Normanton, WF6 1JW

For Sale Freehold £180,000

Nestled within a pleasant cul-de-sac position in the popular town of Normanton, this deceptively spacious three bedroom semi detached home offers well proportioned accommodation throughout. Boasting ample reception space, off road parking and front, side and rear gardens, this superb property presents an excellent opportunity for a wide range of purchasers and is certainly not to be missed.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor and doors leading to the living room and kitchen diner. The spacious kitchen diner benefits from useful understairs storage together with direct access to the rear garden. To the first floor, the landing provides loft access, storage cupboard, and doors leading to three well sized bedrooms, the house bathroom and a separate WC. Externally, the property enjoys a generous main garden to the front, predominantly laid to lawn and incorporating both paved and pebbled seating areas, ideal for outdoor dining and entertaining. The garden is enhanced by planted features, a mature tree and enclosed boundaries. To the side is a private driveway providing off road parking for up to four vehicles, while to the rear is a further paved courtyard style patio area, fully enclosed for added privacy.

Normanton remains a highly convenient and sought after location, appealing to first-time buyers, families and professional couples alike. A wide range of shops, schools and everyday amenities can be found within walking distance, particularly within the town centre itself. Local bus routes are close by, while Normanton railway station offers regular links to major centres including Leeds and Sheffield. For those commuting further afield, the nearby M62 motorway provides excellent transport connections.

The property offers fantastic potential for buyers wishing to create a wonderful long term home. Only a full internal inspection will reveal all that is on offer, and early viewing is highly recommended to avoid disappointment.

Richard Kendall Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

ACCOMMODATION

ENTRANCE HALL
5'10" x 7'5" (1.80m x 2.28m)
A grey frosted and stained glass UPVC double glazed entrance door leads into the hallway, having a UPVC double glazed window to the front elevation, staircase rising to the first floor landing, and doors leading to the living room and kitchen diner.

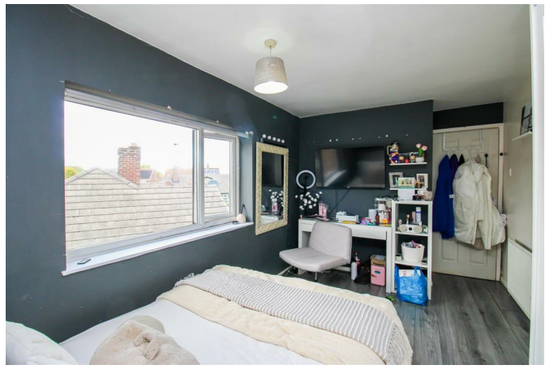
LIVING ROOM
14'11" x 10'7" (4.55m x 3.23m)
Featuring decorative coving to the ceiling, UPVC double glazed window to the front elevation, and central heating radiator.

KITCHEN/DINER
21'3" x 13'3" (max) x 8'7" (min) (6.50m x 4.05m (max) x 2.63m (min))
A spacious kitchen diner with three UPVC double glazed windows, two to the rear elevation and one to the side, together with a frosted and stained glass UPVC double glazed door leading to the rear garden. Useful understairs storage cupboard with frosted UPVC double glazed window. The kitchen area is fitted with a range of base units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for a Rangemaster-style gas cooker with extractor hood above, together with space and plumbing for a washing machine, fridge and dishwasher. Breakfast bar with laminate work surface over, central heating radiator, and a combination boiler housed within.

FIRST FLOOR LANDING
7'1" x 9'3" (max) x 5'11" (min) (2.18m x 2.83m (max) x 1.82m (min))
Having loft access hatch, UPVC double glazed window to the side elevation, access to a storage cupboard, and doors leading to three bedrooms, the house bathroom and separate WC.

BEDROOM ONE
11'8" x 12'2" (max) x 10'11" (min) (3.56m x 3.72m (max) x 3.34m (min))
With coving to the ceiling, central heating radiator, and UPVC double glazed window to the front elevation.

BEDROOM TWO
8'7" x 15'1" (max) x 13'2" (min) (2.62m x 4.62m (max) x 4.03m (min))
Having UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE
8'0" x 9'4" (2.44m x 2.85m)
With UPVC double glazed window to the front elevation, central heating radiator, and slight bulkhead.

BATHROOM
5'6" x 4'10" (1.70m x 1.49m)
Having frosted UPVC double glazed window to the rear elevation, chrome ladder style heated towel radiator, pedestal wash hand basin with mixer tap, and panelled bath with mixer tap, overhead shower attachment, glazed shower screen, and partial tiling.

SEPERATE W.C.
5'6" x 2'5" (1.70m x 0.76m)
With frosted UPVC double glazed window to the side elevation and low flush WC.

OUTSIDE
To the front of the property is the main garden, predominantly laid to lawn and incorporating both paved and pebbled patio areas, ideal for outdoor dining and entertaining. The garden also benefits from planted beds, mature trees and established shrubs, all enclosed by timber fencing. To the side is a pebbled driveway providing off road parking for up to four vehicles, again enclosed by timber fencing. To the rear is a pleasant courtyard style patio area, fully enclosed by boundary walls and timber fencing.

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.