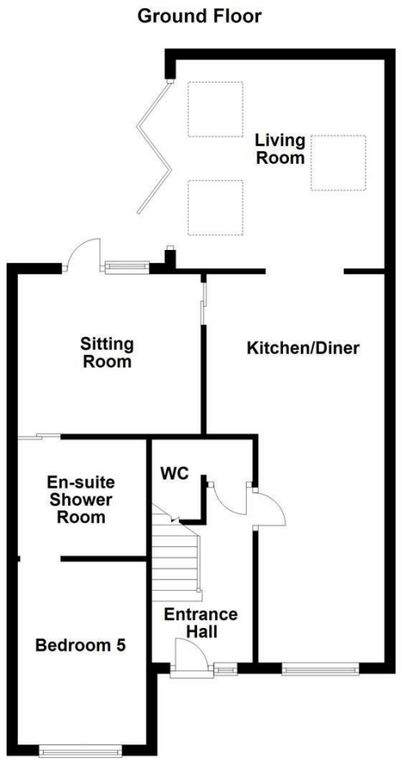
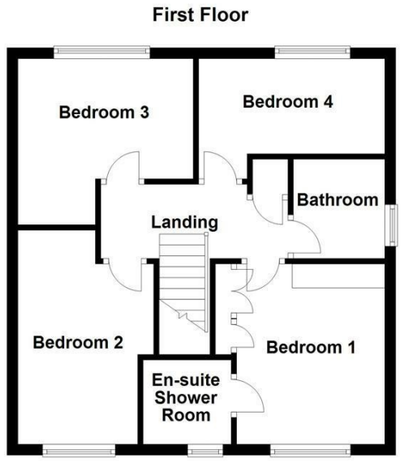
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



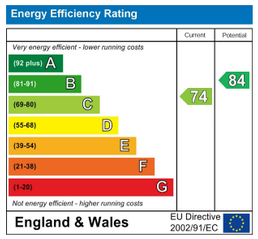




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

# 4 Whinbeck Avenue, Normanton, WF6 1UD

## For Sale Freehold Offers In The Region Of £327,500

A superb opportunity to purchase this four bedroom detached family home benefitting from an additional downstairs bedroom with en suite, which could be used as a potential annex, ample off road parking and enclosed rear garden.

The property briefly comprises entrance hall, downstairs w.c., kitchen/diner, living room, sitting room, en suite shower room leading to bedroom five. The first floor landing leads to four bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front is a tarmacadam driveway with pebbled area to the side. To the rear is an enclosed garden with paved and decked patio area, lawned garden with timber lean-to.

The property is ideally located for shops and schools in Normanton town centre which is only a short distance away. Normanton has its own train station and is on local bus routes to and from neighbouring towns and cities, such as Pontefract, Castleford and Wakefield. The M62 motorway is a short drive away for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Part glazed metal front entrance door, coving to the ceiling, staircase leading to the first floor landing, central heating radiator, karndean flooring and doors to the downstairs w.c. and kitchen/diner.

### W.C.
Part tiled walls, wall hung wash basin with two taps, low flush w.c., central heating radiator, karndean flooring and extractor fan.

### KITCHEN/DINER
7'7" (min) x 10'9" (max) x 23'5" (2.32m (min) x 3.29m (max) x 7.14m)
Range of wall and base high gloss units with quartz work surface over and quartz upstanding above, sink and drainer with mixer tap, integrated oven and grill with four ring gas hob, glass splash back and cooker hood CDA extractor above. Integrated slimline dishwasher, integrated washer/dryer, space for a fridge/freezer and breakfast bar with quartz work surface over. Laminate flooring, inset spotlights, two central heating radiators, feature archway into the living room and sliding door to the sitting room. UPVC double glazed window overlooking the front aspect.

### LIVING ROOM
12'6" x 12'7" (3.83m x 3.84m)
Pitch sloping ceiling with inset spotlights and three UPVC double glazed windows with built in blinds, laminate flooring, contemporary radiator and a set of bi-folding doors to the rear garden.

### SITTING ROOM
11'0" x 9'4" (3.37m x 2.87m )
Karndean flooring, UPVC double glazed door overlooking the rear aspect, central heating radiator and sliding timber door to the en suite of bedroom five.

### EN SUITE SHOWER ROOM/W.C.
7'5" x 7'0" (2.27m x 2.15m)
Three piece suite comprising larger than average shower cubicle with mixer shower, vanity wash basin with mixer tap and low flush w.c. Karndean flooring, inset spotlights to the ceiling and an archway into bedroom five.

### BEDROOM FIVE
11'1" x 7'5" (3.39m x 2.28m)
UPVC double glazed window overlooking the front aspect and central heating radiator.

### FIRST FLOOR LANDING
Doors to four bedrooms, bathroom and large storage cupboard with fixed shelving within. Loft access with built in ladder to the partially boarded loft with light.

### BEDROOM ONE
10'11" x 8'11" (3.33m x 2.72m)
UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes. Door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
5'3" x 5'1" (1.61m x 1.55m)
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and enclosed shower cubicle with mixer shower. Laminate flooring, central heating radiator, extractor fan, inset spotlight, shaver socket point and UPVC double glazed frosted window overlooking the front elevation.

### BEDROOM TWO
10'10" x 13'1" (max) x 7'10" (3.31m x 4.0m (max) x 2.39m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM THREE
7'5" (min) x 10'0" (max) x 10'9" (2.28m (min) x 3.06m (max) x 3.30m)
Laminate flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes, drawers and storage cupboards.

### BEDROOM FOUR
7'4" (max) x 5'9" (min) x 11'2" (2.26m (max) x 1.76m (min) x 3.41m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.
5'6" x 6'0" (1.69m x 1.85m)
Three piece suite comprising panelled bath with mixer tap and mixer shower over, pedestal wash basin with two taps and low flush w.c. Fully tiled walls, laminate flooring, shaver socket point, UPVC double glazed frosted window overlooking the side elevation, central heating radiator and extractor fan.

### OUTSIDE
To the front of the property there is a tarmacadem and pebble driveway providing off street parking for several cars . To the rear is a large timber decked patio area with an Indian stone paved patio area at the rear and lawned garden with planted border and timber lean-to shed, fully enclosed by timber fencing.

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

### 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.