



WAKEFIELD
01924 291 294

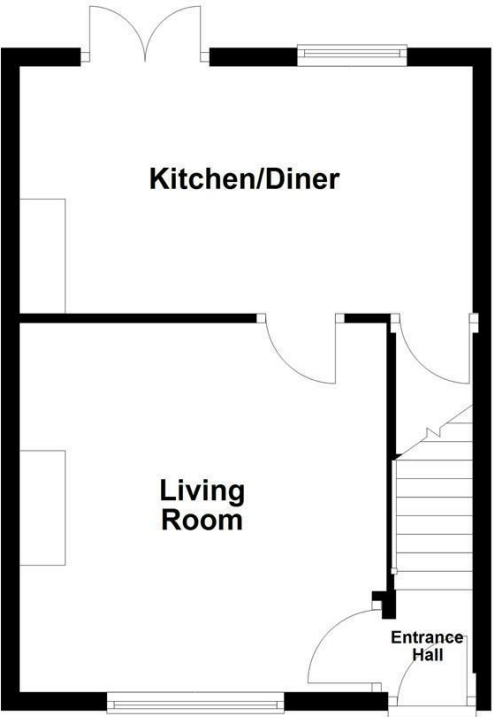
OSSETT
01924 266 555

HORBURY
01924 260 022

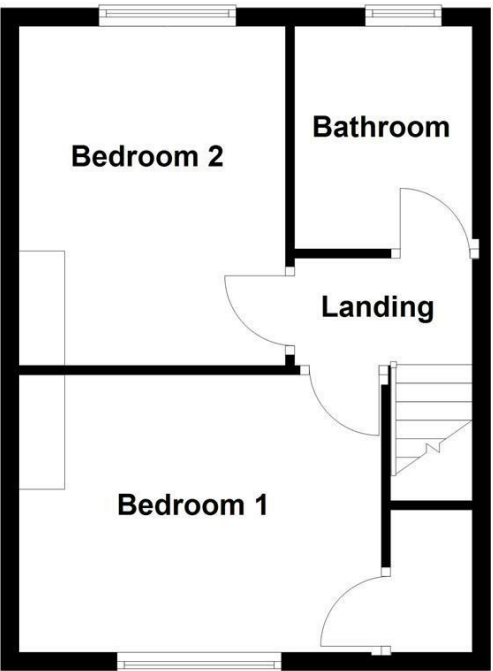
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

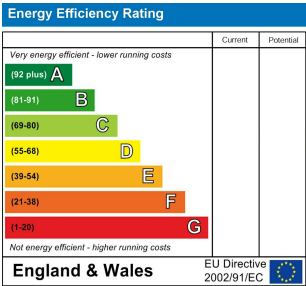


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



71 Wheatley Avenue, Normanton, WF6 1HP

For Sale Freehold £140,000

Nestled in a cul-de-sac location is this two bedroom mid terrace property benefitting from off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room and kitchen/diner. The first floor landing leads to two double bedrooms and house bathroom. Outside to the front is a low maintenance paved garden. To the rear is an artificial lawn providing off road parking for one vehicle and timber decked patio area with canopy over.

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

UPVC front entrance door, stairs to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM

13'2" x 13'0" [max] x 11'5" [min] [4.03m x 3.97m [max] x 3.5m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and door to the kitchen/diner.



KITCHEN/DINER

16'3" x 8'10" [max] x 14'5" [min] [4.96m x 2.7m [max] x 4.4m [min]]

Range of modern wall and base units with laminate work surface over incorporating breakfast bar, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a gas cooker, space for a washing machine, space for a fridge/freezer. Understairs storage cupboard, coving to the ceiling, UPVC double glazed window and a set of UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, doors to two bedrooms and house bathroom.

BEDROOM ONE

9'10" x 12'11" [max] x 11'9" [min] [3.01m x 3.96m [max] x 3.6m [min]]

Overstairs storage cupboard, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.



BEDROOM TWO

12'3" x 9'7" [max] x 8'5" [min] [3.75m x 2.93m [max] x 2.57m [min]]

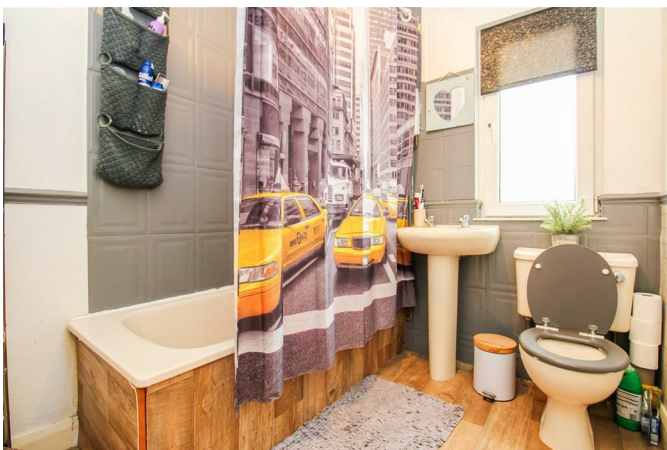
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BATHROOM/W.C.

7'11" x 6'4" [2.43m x 1.95m]

Low flush w.c., pedestal wash basin and panelled bath with electric shower. UPVC double glazed frosted window to the rear, coving to the ceiling, central heating radiator and dado rail.



OUTSIDE

To the front is a paved garden with pebbled features. To the rear is an artificial lawned garden providing off road parking for one vehicle and timber decked patio area, perfect for outdoor dining and entertaining with timber canopy 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.