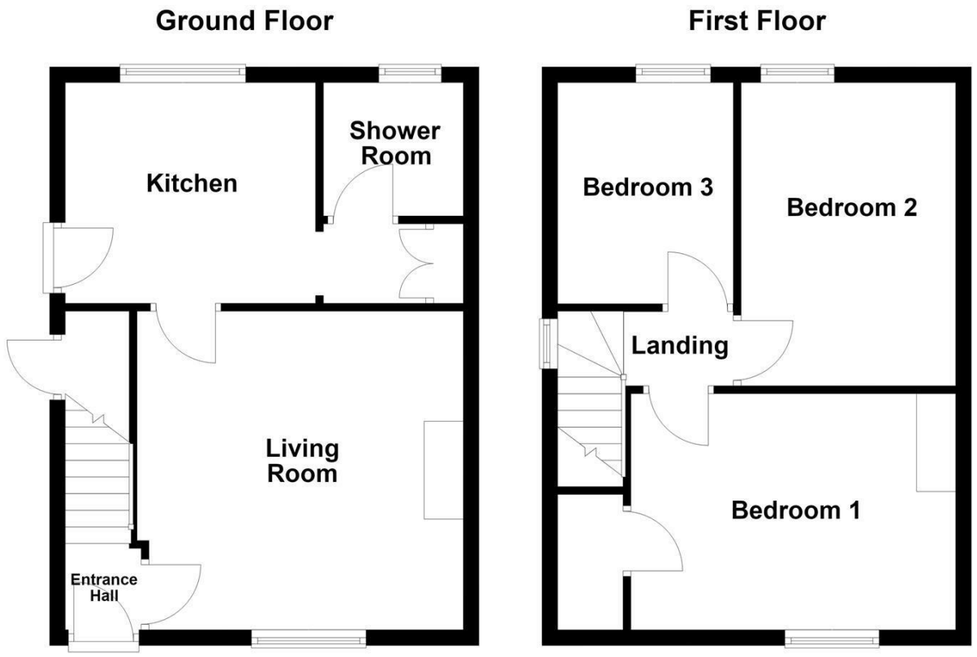
Richard Kendall
Estate Agent

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



5 Hanson Avenue, Normanton, WF6 1HX

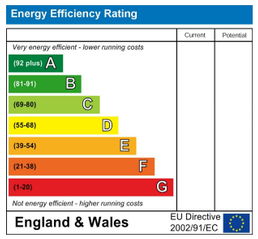
For Sale Freehold £195,000

Situated in the popular area of Normanton is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout together with front and rear gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room. The living room in turn leads through to the kitchen, which benefits from a range of modern fitted units, appliance space and access to the side of the property. A further hallway provides useful fitted storage and leads into the ground floor shower room. To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from an overstairs storage cupboard, together with loft access from the landing. Externally, to the front is a lawned garden with mature planting, low maintenance pebbled borders and a driveway providing off road parking. To the rear is a further lawned garden with a paved patio area, ideal for outdoor dining and entertaining. Normanton is a popular location for a range of buyers, including first time buyers, professional couples and small families. A range of shops, schools and amenities can be found nearby and within Normanton town centre.

Regular bus services operate locally, while Normanton also benefits from its own railway station providing connections to surrounding towns and cities. The M62 motorway network is within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



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
Composite security front entrance door leading into the entrance hall. Staircase providing access to the first floor landing and door leading through to the living room.

LIVING ROOM
13'7" x 13'5" (4.15 x 4.10)
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access through to the kitchen.

KITCHEN
10'5" x 9'3" (3.20m x 2.83m)
Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Space for a freestanding cooker, space and plumbing for a washing machine and space for an undercounter fridge or freezer. UPVC double glazed window overlooking the rear elevation, central heating radiator and extractor fan. The Worcester combination boiler is also housed within the kitchen. Composite side entrance door with frosted glazed panel leading into a further hallway.

FURTHER HALLWAY
Useful fitted storage cupboard and access through to the shower room.

SHOWER ROOM
5'10" x 5'5" (1.80m x 1.66m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., wash basin with mixer tap set within floating vanity storage and shower enclosure with mains fed overhead shower, separate handheld shower attachment and glazed screen. Fully tiled walls, chrome ladder style heated towel radiator and extractor fan.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window overlooking the side elevation and doors providing access to three bedrooms.

BEDROOM ONE
13'6" x 12'4" (4.12 x 3.77)
UPVC double glazed window overlooking the front elevation, central heating radiator and dado rail. Useful overstairs storage cupboard.

BEDROOM TWO
12'6" x 9'2" (3.82 x 2.80)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
9'3" x 7'3" (2.83m x 2.23m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE
To the front is a lawned garden with mature shrubbery and low maintenance pebbled borders. A combination of pebbled and paved driveway provides off road parking and leads towards the entrance door, with timber fencing forming the boundary. To the rear is an enclosed lawned garden with low maintenance pebbled borders and a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by a combination of timber fencing and walling, making it suitable for both children and 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.

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.