Richard Kendall Estate Agent

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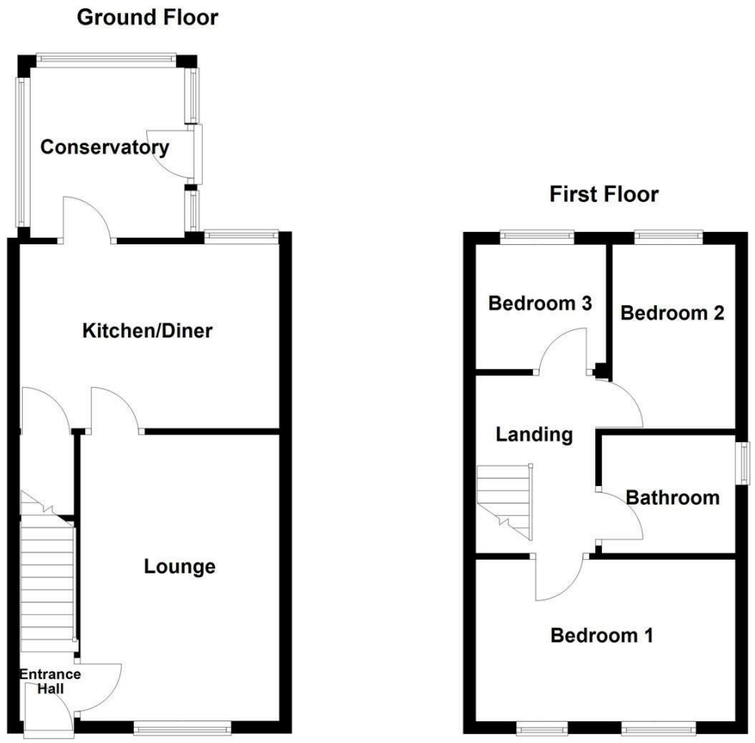
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



52 Shaw Avenue, Normanton, WF6 2TT

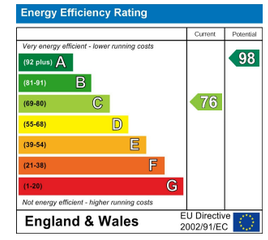
For Sale Freehold Offers In The Region Of £245,000

Enjoying a prominent corner position, this superbly appointed and deceptively spacious three bedroom semi detached home offers well presented accommodation throughout. Benefiting from UPVC double glazing and gas central heating, the property provides an excellent opportunity for first time buyers, couples, or families seeking to access the property market.

The accommodation briefly comprises a welcoming entrance hall, a well proportioned lounge, and a modern fitted kitchen/diner leading through to a bright and airy conservatory. To the first floor there are three bedrooms and a contemporary house bathroom. Externally, the property boasts lawned gardens to the front, side, and rear, with the rear garden offering a good degree of privacy and featuring a timber decked seating area, ideal for outdoor entertaining. To the front of the property, there is a driveway providing off street parking for two to three vehicles.

Situated within this popular modern development, the home is well placed for a range of local amenities including shops, well regarded schools, and regular transport links. The area also enjoys convenient access to the national motorway network, making it ideal for commuters.

This property represents a fantastic opportunity and an early viewing is highly recommended to fully appreciate the quality and potential on 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
UPVC entrance door into the entrance hall. Radiator, a door into the lounge and a staircase leads to the first floor landing,

LOUNGE
15'2" x 10'5" (4.63m x 3.19m)
A statement feature wall, high quality fitted laminate flooring, a radiator, a double glazed UPVC window facing the front elevation and recessed spotlights.

KITCHEN/DINER
9'9" x 13'8" (2.98m x 4.18m)
A range of modern fitted soft close wall and base units with work surfaces incorporating a 1.5 sink and drainer. A four ring electric touchscreen hob, integrated Bosch oven and grill, space for a fridge and freezer, high quality fitted laminate flooring, a radiator, a double glazed UPVC window to the rear, part tiled walls with splashback, cloak/storage area, integrated dishwasher and under-plinth lighting. A UPVC door leads into the conservatory.

CONSERVATORY
8'7" x 8'11" (2.62m x 2.72m)
Fully double glazed UPVC on a brick built base, with a door to the side, plumbing for a washing machine and high quality fitted laminate flooring.

FIRST FLOOR LANDING
Coving to the ceiling, inset spotlights, laminate flooring and doors to three bedrooms and the bathroom.

BEDROOM ONE
8'7" x 13'9" (2.64m x 4.21m)
A radiator, laminate flooring and a double glazed UPVC window facing the front.

BEDROOM TWO
7'4" (max) x 6'4" (min) x 10'4" (2.25m (max) x 1.94m (min) x 3.16m)
High quality fitted laminate flooring, a radiator and a double glazed UPVC window overlooking the rear.

BEDROOM THREE
7'2" x 7'3" (2.20m x 2.23m)
A double glazed UPVC window to the rear, a radiator and laminate flooring.

BATHROOM/W.C.
A low flush concealed w.c., a washbasin with vanity drawers, and a bath with concealed mixer shower and separate attachment. Fully tiled walls, laminate flooring, a double glazed UPVC frosted window to the side elevation, a contemporary heated towel radiator and recessed spotlights.

OUTSIDE
A tarmac driveway provides off street parking for two to three vehicles, with a lawned garden area. A good sized lawned garden extends to the rear and side, incorporating a timber-decked seating area, additional parking space and a timber framed shed.

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

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.