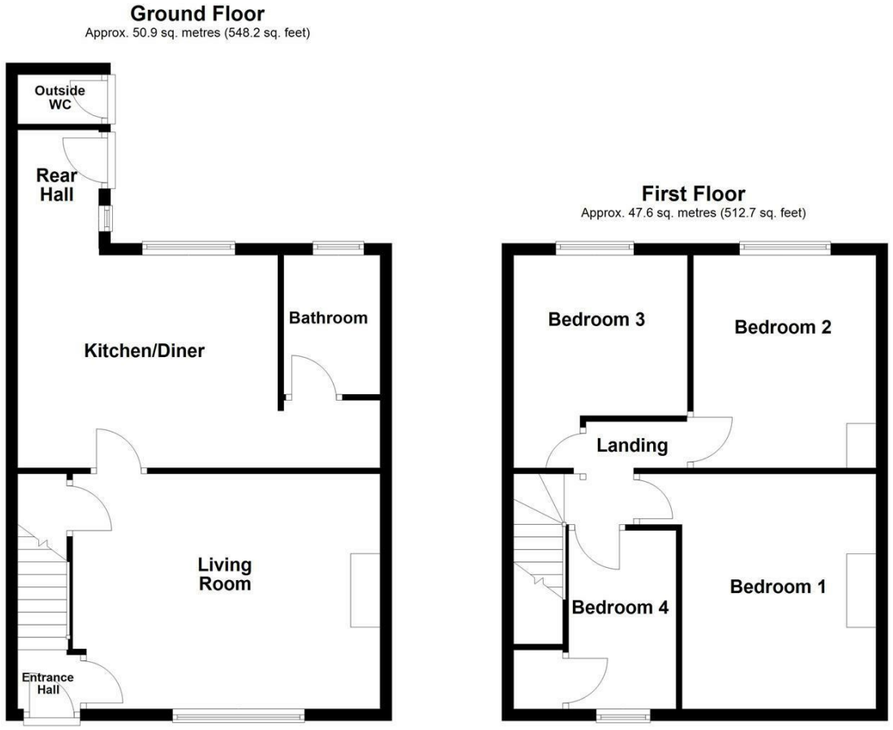


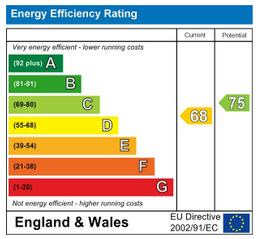
Total area: approx. 98.6 sq. metres (1060.9 sq. feet)

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.

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

2 Henderson Avenue, Normanton, WF6 1DQ

For Sale Freehold £200,000

Situated in the Normanton is this deceptively spacious four bedroom semi detached home, offering well proportioned accommodation throughout, generous gardens and ample off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room, which in turn leads through to the kitchen diner. The kitchen diner provides access to the house bathroom and a rear hallway leading out to the garden. To the first floor, the landing provides loft access and leads to four good sized bedrooms, with one benefitting from a useful overstairs storage cupboard. Externally, the front garden is mainly laid to lawn with paved stepping stones leading to the entrance door, alongside a pebbled and concrete driveway providing off road parking for up to five vehicles. The rear garden is generous in size and mainly laid to lawn, incorporating both concrete and paved patio seating areas, ideal for outdoor dining and entertaining. There are also three garden sheds and access to an outdoor WC. The garden is fully enclosed by fencing, making it ideal for both pets and children.

Normanton is a popular location for a wide range of buyers, particularly growing families, with local shops, schools and amenities available within walking distance, especially within Normanton town centre. The area is well served by local bus routes, while Normanton train station offers links to Leeds and Sheffield. The M62 motorway is also only a short drive away, making it ideal for commuters. This property would make an excellent purchase for a variety of buyers, including families and investors alike.

Only a full internal inspection will fully appreciate all that this home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Front entrance door with frosted glazed panel, central heating radiator, stairs to the first floor landing and door through to the living room.

LIVING ROOM
13'1" x 17'2" (max) x 14'9" (min) (4.0m x 5.25m (max) x 4.5m (min))
UPVC double glazed window to the front, central heating radiator, access to the kitchen diner and under stairs storage cupboard. Coving to the ceiling, ceiling rose, exposed ceiling beams and gas fireplace with marble hearth and wooden surround.

KITCHEN DINER
11'11" x 14'6" (3.65m x 4.42m)
Opening to the rear hall, access to the side hall with fitted storage cupboard and bathroom. Central heating radiator, UPVC double glazed window to the rear, spotlights to the ceiling and a modern range of wall and base units with laminate work surfaces. Composite sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with extractor hood above, integrated double oven and plumbing for a washing machine and dishwasher.

REAR HALLWAY
6'7" x 4'6" (2.03m x 1.38m)
Door leading out to the rear garden, frosted UPVC double glazed window to the side, spotlights to the ceiling and space for an American style fridge freezer.

BATHROOM/W.C.
5'3" x 7'9" (1.62m x 2.37m)
Frosted UPVC double glazed window to the rear, chrome ladder style radiator, low flush W.C., pedestal wash basin and panel bath with electric shower attachment. Finished with full tiling and spotlights to the ceiling.

FIRST FLOOR LANDING
Loft access and doors to four bedrooms.

BEDROOM ONE
13'1" x 12'8" (max) x 9'8" (min) (4.01m x 3.88m (max) x 2.96m (min))
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BEDROOM TWO
11'11" x 10'4" (max) x 8'6" (min) (3.65m x 3.16m (max) x 2.61m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
9'8" x 11'11" (max) x 9'0" (min) (2.97m x 3.65m (max) x 2.75m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM FOUR
10'2" x 6'1" (3.1m x 1.86m)
Access to over stairs storage cupboard, coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

OUTSIDE
To the front of the property is a generous lawned garden with paved stepping stones leading to the entrance door, along with a concrete and pebbled driveway providing off road parking for up to five vehicles. To the rear is a generous lawned garden incorporating both concrete and paved patio areas, ideal for outdoor dining and entertaining, with mature shrubs throughout and three timber built sheds. The garden is fully enclosed by timber fencing, ideal for pets and children.

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.