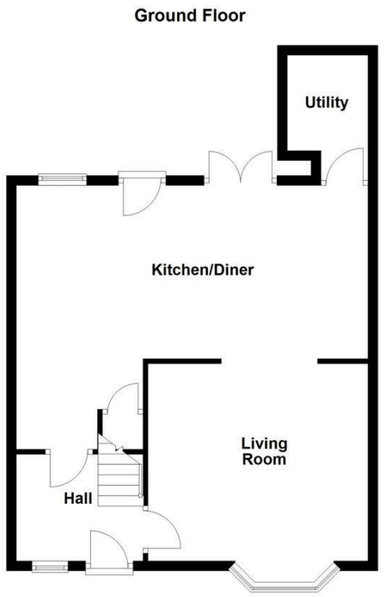
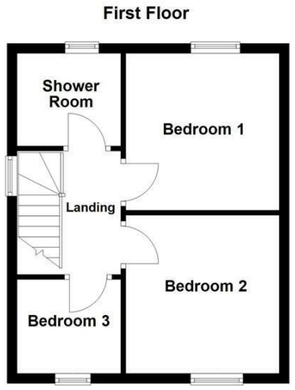
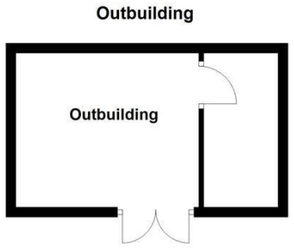


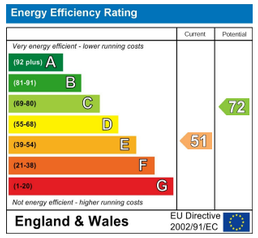




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 60 Wheatley Avenue, Normanton, WF6 1HW

## For Sale Freehold £210,000

Offered to the market is this extended three bedroom mid terrace property, conveniently located in Normanton, providing well proportioned and versatile accommodation throughout, the home features a spacious kitchen/diner, three bedrooms and low maintenance gardens, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall with lobby area leading through to the living room, which in turn opens into a well presented kitchen/diner fitted with integrated appliances. From the kitchen there is access to a useful utility area with understairs storage and a door leading out to the rear garden. To the first floor, the landing provides loft access and leads to two double bedrooms, a further single bedroom and a modern three piece shower room. Externally, the property benefits from a low maintenance front buffer garden, which could be adapted to provide off road parking subject to the necessary consents. To the rear is an enclosed, low maintenance garden with block paving throughout, bordered by timber fencing and providing access to a brick built outbuilding. The outbuilding offers excellent potential for use as a home office, bar, playroom or studio.

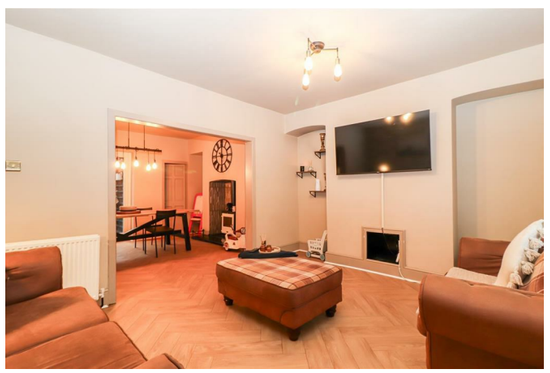
The property benefits from UPVC double glazing and gas central heating throughout and is perfectly suited to first time buyers, young families or growing families alike. Well positioned for a wide range of local shops, amenities and schools, the property also enjoys excellent transport links, with Normanton railway station nearby, easy access to Wakefield and Leeds city centres, and the motorway network only a short drive away.

An internal inspection is essential to fully appreciate the space and potential this home has to offer. An early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance, carpeted flooring, a staircase leading to the first floor, and access to the living room. There is also a lobby area with LVT flooring, a central heating radiator, a UPVC double glazed window to the front elevation and a door leading into the kitchen diner.

### LIVING ROOM
10'9" x 15'1" (3.30m x 4.60m)
LVT flooring throughout, two central heating radiators, and a UPVC double glazed bay window to the front elevation. Opens into the kitchen diner.



### KITCHEN DINER
24'4" x 10'4" (7.43m x 3.15m)
Fitted with a range of wall and base units with gloss handleless doors and laminate work surfaces, including a central island with a five ring gas hob. A composite sink with mixer tap and drainer, tiled splashbacks, an integrated cooker, integrated fridge freezer, integrated dishwasher, integrated washing machine, and useful understairs storage. LVT flooring, UPVC patio doors leading out to the rear garden, along with an additional UPVC barn style door and a UPVC double glazed window overlooking the rear elevation. A door provides access into the utility room.

### FIRST FLOOR LANDING
Carpeted flooring, a frosted UPVC double glazed window to the side elevation, loft access, and doors leading to three bedrooms and the house shower room.

### SHOWER ROOM/W.C.
6'7" x 6'7" (2.02m x 2.02m)
Fully tiled from floor to ceiling and fitted with a low flush w.c., wall mounted wash hand basin with mixer tap, chrome ladder style heated towel rail, and a shower unit with mixer tap and shower attachment. A frosted uPVC double glazed window to the rear elevation, spotlighting to the ceiling, and storage cupboards housing the main gas combination boiler.

### BEDROOM ONE
9'11" x 10'10" (3.03m x 3.32m)
Carpeted flooring, a central heating radiator, a UPVC double glazed window to the front elevation and a range of fitted wardrobes.

### BEDROOM TWO
10'11" x 10'2" (3.33m x 3.10m)
Carpeted flooring, a central heating radiator, a UPVC double glazed window to the rear elevation and built-in wardrobe space.

### BEDROOM THREE
6'9" x 7'9" (2.07m x 2.38m)
Carpeted flooring, a central heating radiator and a UPVC double glazed window to the front elevation.

### OUTSIDE
Upon approach, the property benefits from a front buffer garden with a block paved pathway leading to the composite entrance door. There is space for off road parking via a concrete driveway, with a sleeper edged gravelled area. The rear garden is block paved throughout and fully enclosed by timber fencing, with a timber gate providing access. The gated area could also be utilised as additional off road parking if required.

### OUTBUILDING
12'2" x 10'2" (3.71m x 3.12m)
Laminate flooring, power and electrics, and UPVC patio doors opening onto the rear garden. This versatile space could be used for a home office, business use, studio, playroom, or nursery.

### 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.