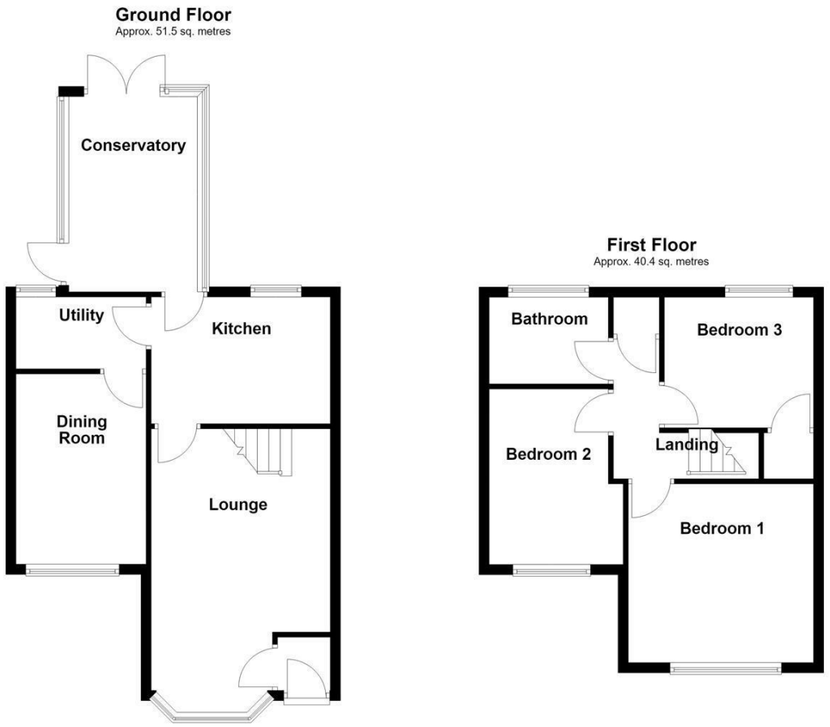


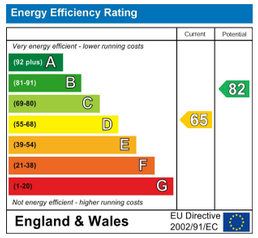
Total area: approx. 91.8 sq. metres

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



42 Shaw Avenue, Normanton, WF6 2TT

For Sale Freehold £225,000

Occupying a pleasant cul de sac position is this well presented three bedroom mid town house, benefitting from driveway parking, enclosed gardens and a versatile ground floor extension, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance porch, spacious living room, fitted kitchen, side utility room and a converted dining room extension, together with a conservatory overlooking the rear garden. To the first floor, the landing provides access to three bedrooms and the family bathroom. Externally, the property enjoys driveway parking to the front, whilst to the rear is a low maintenance enclosed garden incorporating lawned areas and a decked seating space, ideal for outdoor dining and entertaining.

The property is conveniently located for a wide range of local amenities, shops and schools, together with everything that Normanton has to offer. Excellent motorway links are also nearby, making the property particularly attractive to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

ENTRANCE PORCH
Entered via a front entrance door and benefiting from a central heating radiator and a door leading through into the lounge.

LOUNGE
11'10" x 16'9" (3.61m x 5.13m)
A spacious reception room featuring a glazed bay window to the front elevation, central heating radiator, wood effect laminate flooring and stairs leading to the first floor landing. A door provides access through to the kitchen.



KITCHEN
11'10" x 8'1" (3.61m x 2.48m)
Fitted with a range of wall and base units with laminate work surfaces incorporating a 1.5 bowl stainless steel sink and drainer. Integrated appliances include a gas hob and oven with splashback and cooker hood. There is also space for a dishwasher and fridge freezer. A UPVC double glazed window overlooks the rear elevation, with a door leading to the conservatory and a further door leading into the utility room.

UTILITY
8'4" x 4'6" (2.55m x 1.39m)
Providing additional storage and worktop space with plumbing for a washing machine. A UPVC double glazed window overlooks the rear elevation and a door leads through to the dining room.

DINING ROOM
8'4" x 12'2" (2.55m x 3.72m)
UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



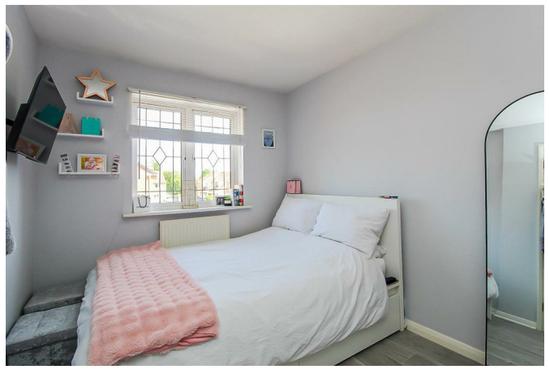
CONSERVATORY
9'3" x 8'3" (2.82m x 2.52m)
A useful additional reception space surrounded by UPVC double glazed windows to the side and rear elevations, incorporating French doors opening onto the garden together with a further side access door.

FIRST FLOOR LANDING
Providing access to three bedrooms and the house bathroom. The landing benefits from a built in storage cupboard, central heating radiator and loft access.

BEDROOM ONE
11'8" x 11'5" (3.58m x 3.50m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO
11'3" x 8'0" (3.44m x 2.45m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE
9'7" x 8'4" (2.93m x 2.56m)
UPVC double glazed window to the rear elevation, central heating radiator and a useful built in storage cupboard over the stairs.

BATHROOM/W.C.
7'8" x 5'6" (2.34m x 1.70m)
Fitted with a three piece suite comprising panelled bath with wall mounted shower over, wash hand basin and low flush W.C. The room also benefits from a central heating radiator, fully tiled walls and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a low maintenance garden together with a tarmac driveway providing off road parking for one vehicle. To the rear is a low maintenance enclosed garden incorporating a lawned area, decked patio seating area, space for a garden shed and established shrub and planted borders



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.