Richard Kendall
Estate Agent

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14 Firville Avenue, Normanton, WF6 1HL

For Sale Freehold £170,000

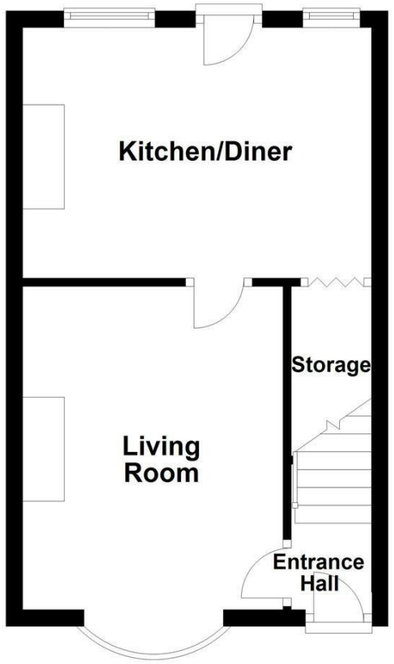
Located within walking distance of Normanton town centre and train station is this well presented two bedroom end terrace property, boasting a modern bathroom and an enclosed low maintenance rear garden.

The accommodation briefly comprises an entrance hall, a spacious living room and a kitchen/diner. To the first floor, the landing leads to two generous double bedrooms and a contemporary four piece house bathroom. Externally, the property has a gated, low maintenance garden to the front, while to the rear is a fully walled enclosed garden, mainly laid to lawn with a pathway and rear access gate.

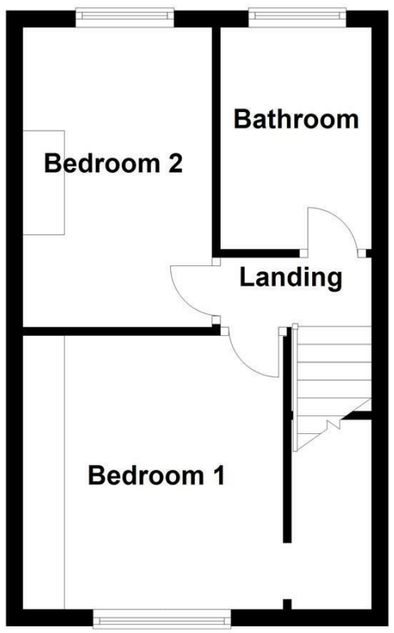
The property is ideally positioned for easy access to the wealth of shops and amenities within Normanton town centre, while Wakefield and neighbouring cities such as Leeds and Wakefield are only a short drive away.

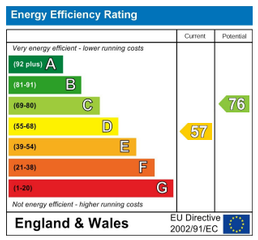
This home would make an excellent choice for first-time buyers, and an early viewing is highly recommended.

Ground Floor



First Floor





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

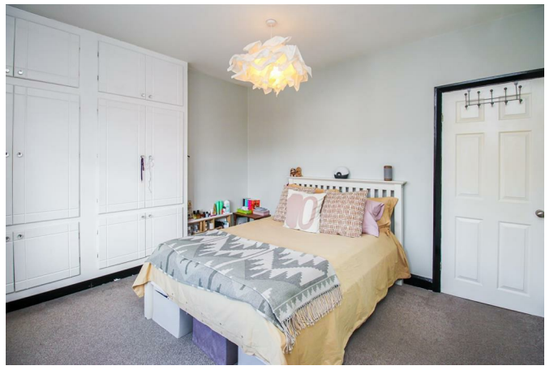
ENTRANCE HALL
Entrance door, stairs to the first floor landing and door into the living room.

LIVING ROOM
10'3" x 12'8" (3.13m x 3.88)
Double glazed bay window to the front, central heating radiator, electric fire and door leading into the kitchen/diner.

KITCHEN/DINER
9'10" x 13'7" (3.01m x 4.15m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, Range style cooker with extractor hood, under counter fridge/freezer, under counter washing machine, two integrated wine rack and space for an integrated slimline dishwasher. Double glazed windows and door to the rear, central heating radiator and wall mounted boiler. Useful walk in pantry area with shelving and electric socket.

FIRST FLOOR LANDING
Doors to two bedrooms and house bathroom.

BEDROOM ONE
10'3" x 10'9" (3.13m x 3.29m)
Double glazed window to the front, central heating radiator, build in floor to ceiling wardrobes and storage and in addition a separate walk in wardrobe.



BEDROOM TWO
11'9" x 7'5" (3.60m x 2.27m)
Double glazed window to the rear, central heating radiator and useful built in storage cupboard.

BATHROOM/W.C.
8'8" x 5'11" (2.66m x 1.82m)
Four piece suite comprising bath, separate shower cubicle with sliding screen door, low flush w.c. and wash hand basin. Extractor fan, modern upright central heating radiator and double glazed window to the rear,

OUTSIDE
To the front is a low maintenance garden accessed via a timber gate. To the rear is a lawned garden with pathway leading to a rear garden, surrounded by walls.

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.