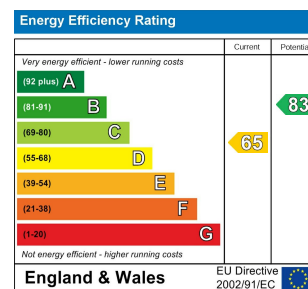
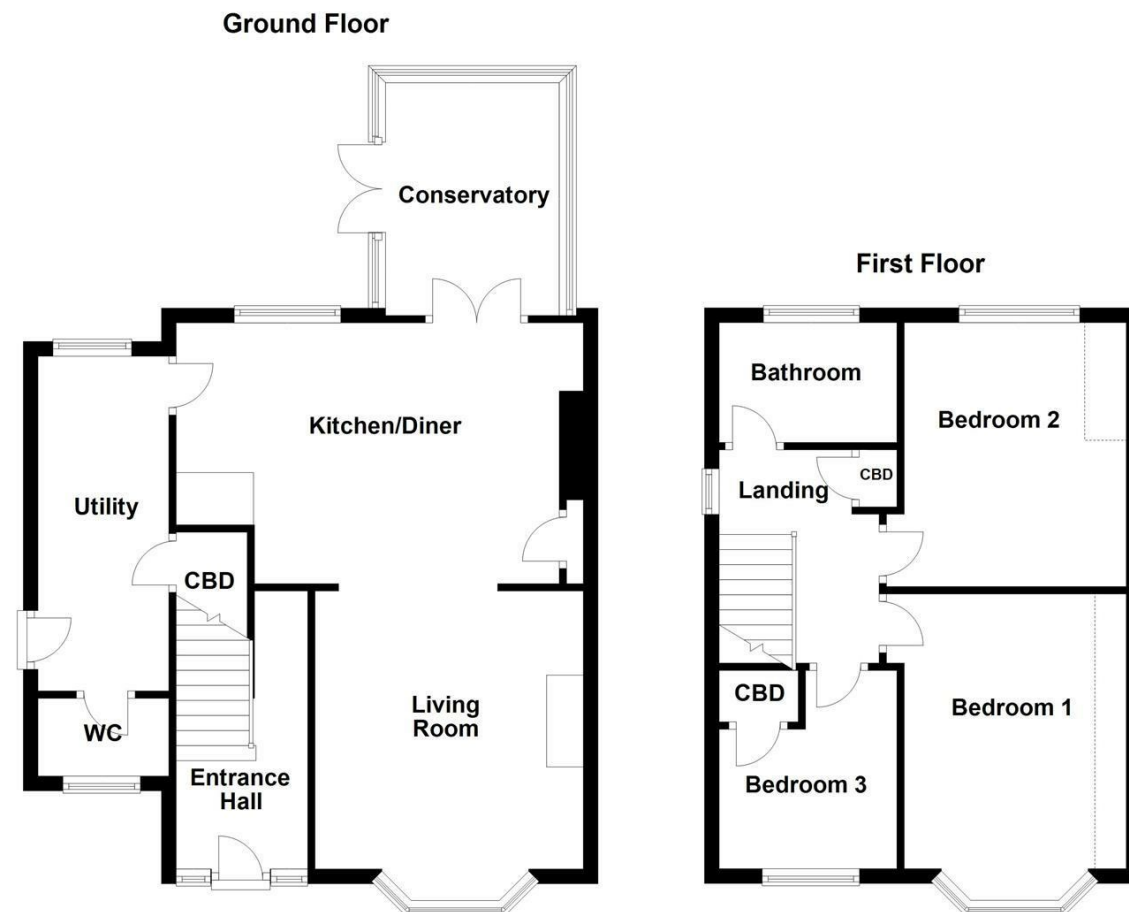




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



5 Shakespeare Avenue, Normanton, WF6 1EA

For Sale Freehold Offers Over £235,000

Enjoying a cul-de-sac location is this extended three bedroom semi detached property benefitting from well proportioned reception rooms, ample off road parking and attractive rear garden.

The property briefly comprises of entrance hall, modern fitted kitchen/diner, living room, storage cupboard, conservatory, utility and downstairs w.c. To the first floor landing there are three bedrooms, storage cupboard and family bathroom/w.c. Outside to the front, the driveway is paved with pebbled area providing off road parking for four vehicles. To the rear the garden is laid to lawn with pebbled and paved patio areas, perfect for outdoor dining and summerhouse, as well as single detached garage.

Normanton makes an ideal location for the growing family due it's perfect location close to local amenities such as shops and schools. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield. There are also main bus routes running to and from Wakefield and Pontefract, as well Normanton train station.

This home would be an ideal purchase for a range of buyers and a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



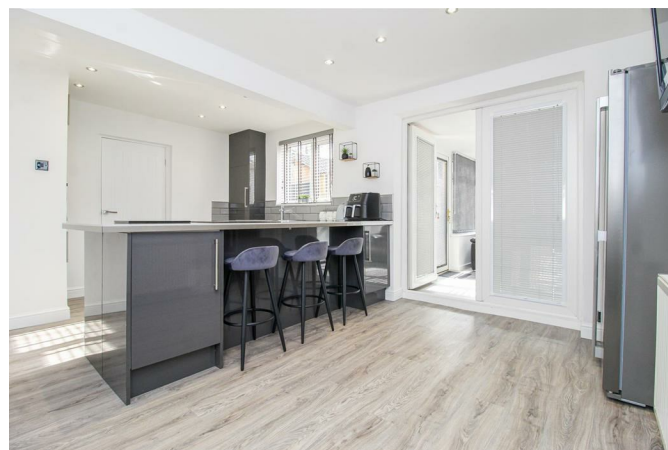
ACCOMMODATION

ENTRANCE HALL

Two UPVC double glazed frosted windows, central heating radiator, stairs to the first floor landing and door into the kitchen/diner.

KITCHEN/DINER

17'1" x 11'7" (max) x 8'4" (min) [5.22m x 3.55m (max) x 2.55m (min)]
Range of wall and base units with laminate work surface over, integrated oven and microwave with four ring induction hob, stainless steel sink and drainer with stainless steel mixer tap and tiled splash back. Space and plumbing for a dishwasher and space and plumbing for an American style fridge/freezer. Door providing access to the utility room, opening into the living room and door to storage cupboard. Set of UPVC double glazed French doors leading into the conservatory, UPVC double glazed window to the rear aspect, LED ceiling spotlights and central heating radiator.



UTILITY

5'10" x 14'11" (1.79m x 4.56m)
Range of base units with laminate work surface over, space and plumbing for an under counter washing machine and dryer. Central heating radiator,

UPVC double glazed window to the rear aspect, UPVC door with frosted glass pane leading out to the side of the property. Doors to the downstairs w.c., understairs storage and LED ceiling spotlights.

W.C.

5'10" x 3'5" (1.79m x 1.05m)
Central heating radiator, LED ceiling spotlights, UPVC double glazed frosted window to the front aspect, low flush w.c., wall mounted wash basin with stainless steel mixer tap and storage below.

LIVING ROOM

11'11" x 11'11" (3.64m x 3.64m)
Central heating radiator, UPVC double glazed bay window to the front and electric fireplace.



CONSERVATORY

10'4" x 7'9" (3.17m x 2.37m)
LED ceiling spotlights, UPVC double glazed partially frosted windows on all sides and UPVC double glazed door leading out to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access and doors leading to three bedrooms, storage cupboard and family bathroom/w.c.

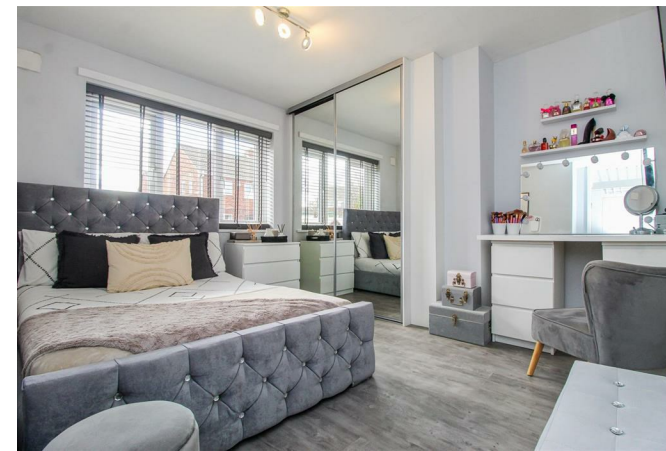
BEDROOM ONE

12'0" x 8'3" (3.66m x 2.53m)
UPVC double glazed bay window to the front aspect, central heating radiator and set of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

12'6" x 9'10" (3.83m x 3.0m)
UPVC double glazed window to the rear aspect, central heating radiator and set of fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

7'9" x 8'11" (max) x 6'4" (min) (2.37m x 2.72m (max) x 1.95m (min))
UPVC double glazed window to the front aspect, central heating radiator and overstairs storage cupboard.

BATHROOM/W.C.

5'4" x 7'10" (1.65m x 2.41m)
UPVC double glazed frosted windows to the rear and side, central heating radiator, low flush w.c., wall mounted wash basin with stainless steel mixer tap and storage below. Further storage cupboard, P-shaped bath with stainless steel mixer tap, overhead electric shower and glass shower screen. Fully tiled walls and LED ceiling spotlights.



OUTSIDE

To the front of the property there is a stone paved driveway providing off road parking and pebbled garden which provides further parking, with gate providing access to the rear garden. The enclosed rear garden is laid to lawn with pebbled features and paved patio areas, perfect for outdoor dining and entertaining with steps leading to an outdoor summerhouse. There is access to a single detached garage with up and over door.



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.