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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 56 Firville Avenue, Normanton, WF6 1HQ

### For Sale Freehold £150,000

An end terrace two bedroom property with the main bedroom having fitted furniture, two reception rooms, downstairs w.c., UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, living room with bay window, dining room, extended kitchen and downstairs w.c. To the first floor landing there are two double bedrooms and the house shower room/w.c. Outside to the front there is a small low maintenance garden, whilst to the rear there is a lawned garden and a garage with manual up and over door.

Located within close proximity of the local amenities such as shops and schools. Normanton town centre has supermarkets and railway station. For those wishing to travel further afield there is easy access to the M62 motorway network.

An early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with frosted sunlight, staircase to the first floor landing, door into the living room.

### LIVING ROOM

14'2" x 14'3" max x 13'6" min [4.33m x 4.36m max x 4.13m min]

Wall light, wall mounted gas fire with marble hearth and matching interior within wooden decorative surround, dado rail, ornate coving to the ceiling, ceiling rose, walk in UPVC double glazed windows to the front, central heating radiator, door leading into the dining room.

### DINING ROOM

7'3" x 14'2" [2.22m x 4.34m]

Exposed beams to the ceiling, picture rail, opening providing access into the kitchen, central heating radiator, UPVC double glazed window to the rear, timber door into the understairs storage cupboard with fixed shelving and light. Door to the downstairs w.c. and timber glazed door into the rear porch.



### KITCHEN

12'11" x 5'9" [3.94m x 1.77m]

A range of wall and base units with tiled work surface over, stainless steel sink and drainer with mixer tap, space for fridge freezer, integrated oven and grill with four ring electric hob and cooker hood over, display cabinets, central heating radiator, tiled floor, coving to the ceiling, two UPVC double glazed windows to the side.



### REAR PORCH

5'10" x 6'5" [1.78m x 1.97m]

UPVC double glazed frosted window to the rear aspect. Stainless steel sink and drainer with two taps, tiled splashback, plumbing and drainage for a washing machine, UPVC door into the rear garden, timber single glazed window into the w.c.

### DOWNSTAIRS W.C.

4'3" x 2'11" [1.30m x 0.90m]

Wall hung wash basin with two taps, part tiled walls, low flush w.c., timber single glazed frosted window to the rear porch.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, doors leading to the bedrooms and shower room/w.c.

### SHOWER ROOM/W.C.

7'3" x 6'8" [2.22m x 2.05m]

Three piece suite comprising larger than average shower cubicle with curved doors and electric shower. Low flush w.c. in concealed cistern and a large ceramic wash basin built into high gloss vanity cupboards. Tiled walls, central heating radiator, UPVC double glazed frosted window to the rear elevation, UPVC cladding to the ceiling, inset spotlights to the ceiling and wall mounted extractor fan. Chrome ladder style radiator and UPVC double glazed frosted window to the rear elevation.



### BEDROOM ONE

10'9" x 14'3" [3.29m x 4.36m]

A range of fitted furniture with wardrobes, drawers and dressing

table. Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, door into storage cupboard with fixed shelving. Loft access.



### BEDROOM TWO

10'6" x 10'9" [3.21m x 3.30m]

UPVC double glazed window to the rear, central heating radiator.

### OUTSIDE

To the front of the property there is on street parking available on a first come first served basis. A cast iron gate opens on to the front low maintenance buffer garden with paved pathway and brick wall surrounds. The rear garden has a pleasant lawn with planted borders, water point connection, timber gate, paved pathway, garage with UPVC double glazed window, UPVC door and manual up and over door. Parking is available to the side of the house.



### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.

### COUNCIL TAX BAND

The council tax band for this property is A