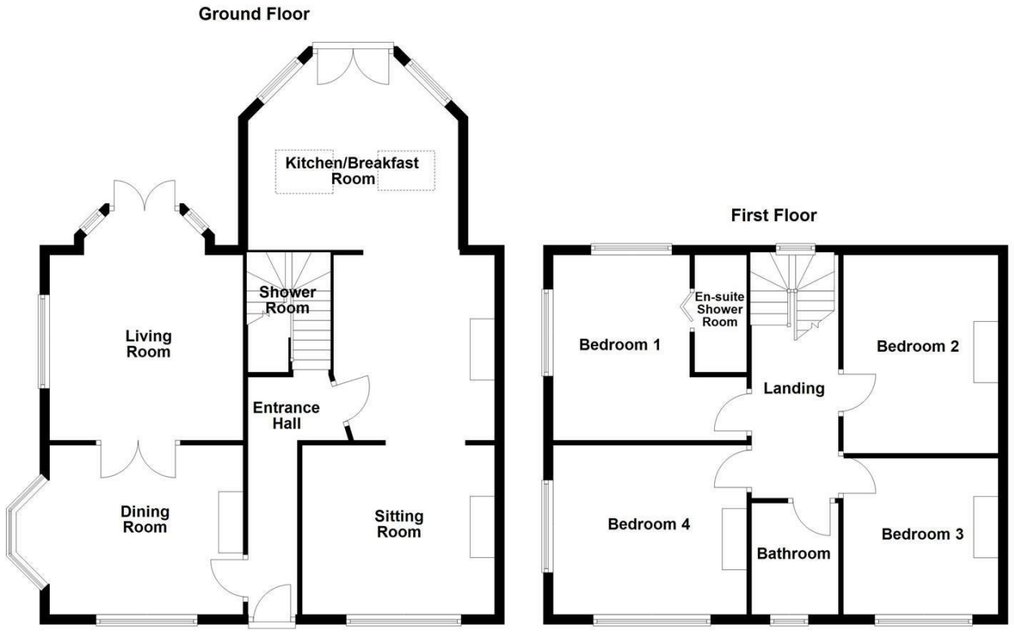
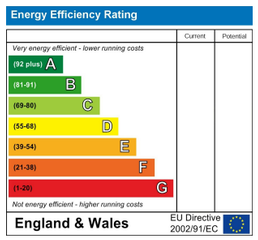


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

40 Goosehill Road, Normanton, WF6 1BJ

For Sale Freehold £270,000

A fantastic opportunity to purchase this extended four bedroom end terraced home, occupying a substantial plot and offering generous and versatile living accommodation throughout. The property benefits from a large rear tarmac driveway providing ample off road parking for up to three vehicles, along with front, side and rear gardens featuring paved patio areas to both the front and rear.

Internally, the property offers four reception rooms accessed from the entrance hall. There is a dining room with double timber doors leading through to a spacious living room, which enjoys dual aspect windows and French doors opening onto the rear garden, allowing plenty of natural light. A further doorway from the entrance hall leads into the kitchen, which is fitted with a Rayburn range cooker and opens into a large extended kitchen breakfast room. This impressive space features a pitched sloping ceiling and flows seamlessly into the sitting room at the front of the property, creating an attractive open plan living area. A downstairs shower room completes the ground floor accommodation. To the first floor landing, there are four well proportioned double bedrooms and a three piece house bathroom. Bedroom one further benefits from its own en suite shower room. Externally, to the front of the property, a timber gate provides access to a central paved pathway, with a pleasant lawned garden to one side and a paved patio area to the other, complemented by planted borders on three sides. The front garden is fully enclosed by timber panel fencing. A further timber gate leads to a large side garden, featuring a wide planted border and a Yorkshire stone paved pathway which continues through to the rear garden. The rear garden includes an attractive paved patio seating area, ideal for outdoor dining and entertaining. An L-shaped tarmac driveway provides additional off road parking and leads to a composite decked ramped seating area overlooking the garden. Timber double swing gates provide vehicular access to the street behind, alongside a separate pedestrian gate. The entire garden area is fully enclosed to the front, side and rear by timber fencing.

Situated in Normanton, the property is conveniently located close to the town centre, which offers a range of shops, amenities and a railway station, ideal for commuters. There is also excellent access to the M62 motorway network, providing convenient links for travel further afield.

This spacious and versatile home would make an ideal purchase for a range of buyers and early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. There is a UPVC double glazed frosted window above the door, coving to the ceiling and laminate flooring. A staircase with handrail leads to the first floor landing, with three doors providing access into the dining room and kitchen.

DINING ROOM
11'3" x 15'6" (max) x 12'11" (min) (3.45m x 4.74m (max) x 3.95m (min))
Laminate flooring with coving to the ceiling and two wall lights. There is an open fire with a brick hearth, brick surround and solid wooden mantel. Two central heating radiators are present. A UPVC double glazed window overlooks the front aspect with a walk-in bay window featuring three UPVC double glazed windows to the side aspect. Double timber doors lead into the living room, with two timber single glazed windows panelled on either side.

LIVING ROOM
12'2" x 15'1" (max) x 12'6" (min) (3.72m x 4.61m (max) x 3.83m (min))
UPVC double glazed window to the side aspect and a set of UPVC double glazed French doors within the bay to the rear with two UPVC double glazed windows to either side, laminate flooring with coving to the ceiling and two wall lights, central heating radiator. A timber door leads back to the entrance hall.

KITCHEN/BREAKFAST ROOM - SECTION ONE
13'3" x 10'5" (4.04m x 3.18m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a Rayburn range cooker which provides the boiling system, central heating and hot water for the property, with twin compartments and a double hot plate above. Downlights are built into the surrounding chimney breast with tiled interior and a timber mantel above. There are display cabinets with glass shelving, downlights and a built-in plate rack. Integrated dishwasher and a 1½ ceramic sink with chrome swan neck mixer tap. A door provides access to the downstairs shower room and the second archway leads through to the sitting room at the front of the property. Laminate tiled flooring.

KITCHEN/BREAKFAST ROOM - SECTION TWO
12'11" x 14'2" (3.96m x 4.33m)
This section features a pitched sloping ceiling with two Velux UPVC double glazed windows. A set of UPVC double glazed French doors open to the rear aspect with two UPVC double glazed windows to either side. Space for a large fridge freezer within this section along with additional base units, laminate work surfaces, tiled splashbacks and further wall units.

SITTING ROOM
11'2" x 12'10" (3.41m x 3.93m)
UPVC double glazed window overlooking the front aspect, central heating radiator, two wall lights and coving to the ceiling. There is a marble hearth with decorative gas fire featuring cast iron detailing and a solid wood mantel.

DOWNSTAIRS SHOWER ROOM
5'10" x 8'7" (max) x 5'6" (min) (1.80m x 2.62m (max) x 1.70m (min))
Comprising a three piece suite including an enclosed shower cubicle with glass door and electric shower, pedestal wash basin with mixer tap and low flush WC. Chrome heated towel radiator, fully tiled walls and floor, extractor fan and inset spotlights to the ceiling.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and a central heating radiator. There are five doors leading to four bedrooms and the house bathroom, along with loft access.

BEDROOM ONE
12'4" x 12'1" (max) x 9'1" (min) (3.78m x 3.70m (max) x 2.79m (min))
Two UPVC double glazed windows providing dual aspects to the rear and side elevations and a central heating radiator. A bi-fold timber door provides access to the en suite shower room.

EN SUITE SHOWER ROOM
8'6" x 2'7" (2.61m x 0.79m)
Comprising a three piece suite including pedestal wash basin with mixer tap, low flush WC and enclosed shower cubicle with bi fold glass door and electric shower. Fully tiled walls, chrome heated towel radiator, inset spotlights and extractor fan.

BEDROOM TWO
13'3" x 10'5" (4.04m x 3.18m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and dado rail. Fitted wardrobes located either side of the chimney breast.

BEDROOM THREE
11'4" x 11'3" (3.46m x 3.44m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
12'6" x 11'3" (3.82m x 3.45m)
Two UPVC double glazed windows, one to the side elevation and one to the front elevation, along with a central heating radiator.

BATHROOM
8'2" x 4'10" (2.49m x 1.49m)
Fitted with a three piece suite comprising low flush WC, panelled bath with mixer tap and shower attachment and wash basin with mixer tap set within high gloss vanity units. Fully tiled walls and floor, chrome heated towel radiator, UPVC double glazed frosted window to the front elevation and a cladded ceiling with inset spotlights.

OUTSIDE
To the front of the property there is a timber gate leading to a paved pathway with a pleasant lawn garden to the right featuring planted borders on three sides. To the left is a paved seating area with planted borders. A timber gate provides access to a large Yorkshire stone pathway running along the side of the property with a wide planted border. The rear garden features an attractive lawn with a paved patio area extending around the living room, with a composite ramp leading to a composite seating area outside the French doors from the kitchen breakfast room. The garden continues with further lawn space and a large tarmac driveway providing off road parking for three vehicles with timber double swing gates providing access to the street behind. There is a brick built outbuilding with a UPVC door to the side and a UPVC single glazed window to the rear. A greenhouse is located behind and the rear garden is fully enclosed by timber panel fencing.