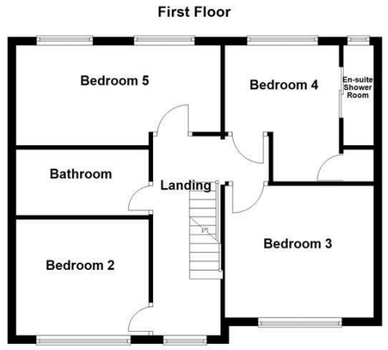
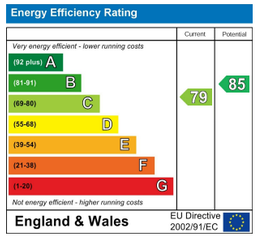


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

20 Gilcar Street, Normanton, WF6 1RD

For Sale Freehold £370,000

Deceptive from the main roadside and enjoying a two storey extension to the side is this substantial five bedroom detached family home boasting living accommodation over three floors.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, lounge, separate dining room, superb contemporary kitchen/breakfast room, downstairs w.c. and garage store. Stairs to the first floor lead to the four bedrooms (one with en suite facilities) and modern house bathroom. A further set of stairs lead to the main bedroom with modern en suite shower room. Outside there is a small tarmacadam area to the front and lawned garden to the rear incorporating patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network, ideal for the commuter wishing to work or travel further afield.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door, radiator, wood effect flooring, stairs to the first floor landing and door into the lounge.

LOUNGE
15'10" x 13'2" (4.84m x 4.03m)
Wood effect flooring, radiator, UPVC double glazed window to the front, understairs storage and door into the dining room.

DINING ROOM
7'8" x 16'6" (2.36m x 5.04m)
Base units with work surface over, fully tiled floor, recess ceiling spotlights, portrait contemporary radiator, UPVC double glazed window and French doors to the rear. Door to the downstairs w.c. and archway into the kitchen/breakfast room.

W.C.
Low flush w.c., wash basin and tiled floor.

KITCHEN/BREAKFAST ROOM
11'10" x 16'2" (3.62m x 4.95m)
Range of modern contemporary fitted grey gloss soft close wall and base units with feature quartz work surface over incorporating 1 1/2 sink and drainer with mixer tap, space for a dryer, plumbing for a washing machine, space for an American style fridge/freezer, integrated combi microwave, integrated dishwasher, integrated oven and grill, four ring gas hob with extractor hood. Two double glazed velux windows to the rear, UPVC double glazed window to the side, recess ceiling spotlights, fully tiled floor, radiator, island bar incorporating quartz work surface over with seating and drawers and door to the garage store.

GARAGE STORE
11'1" x 12'2" (3.39m x 3.71m)
Up and over door, light and power.

FIRST FLOOR LANDING
Radiator, UPVC double glazed window to the front, stairs to the second floor landing and doors to four bedrooms and bathroom.

BEDROOM TWO
9'1" x 10'3" (2.78m x 3.13m)
UPVC double glazed window to the front and radiator.

BEDROOM THREE
10'9" x 11'11" (3.28m x 3.65m)
UPVC double glazed window to the front, radiator, laminate floor, loft access and recess ceiling spotlights.

BEDROOM FOUR
9'0" (max) x 5'3" (min) x 10'10" (2.76m (max) x 1.61m (min) x 3.31m)
UPVC double glazed window to the rear, radiator, built in wardrobe and sliding door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
2'6" x 8'1" (0.78m x 2.48m)
Three piece suite comprising low flush w.c., vanity wash hand basin and shower cubicle with electric shower. Fully tiled walls and floor. Heated chrome towel radiator, UPVC double glazed frosted window to the rear and recess ceiling spotlights.

BEDROOM FIVE
6'11" x 16'6" (2.13m x 5.05m)
UPVC double glazed windows to the rear, two radiators and bespoke fitted wardrobes.

BATHROOM/W.C.
10'2" x 5'5" (3.12m x 1.67m)
Three piece suite comprising low flush w.c., pedestal wash basin and large panelled bath. Fully tiled walls and floor. Heated chrome towel radiator and recess ceiling spotlights.

SECOND FLOOR LANDING
Loft access and door into bedroom one.

BEDROOM ONE
9'7" (min) x 13'2" (max) x 21'8" (2.93m (min) x 4.02m (max) x 6.62m)
Fitted double wardrobe, timber framed double glazed velux window to the rear, UPVC double glazed window to the front, two radiators and recess ceiling spotlights. Door to the en suite shower room. Loft access with a drop down ladder that leads into a games room.

EN SUITE SHOWER ROOM/W.C.
3'2" x 9'1" (0.97m x 2.78m)
Three piece suite comprising shower cubicle with electric shower, low flush w.c. and pedestal wash basin. Fully tiled walls and floor. Heated chrome towel radiator and recess ceiling spotlights.

GAMES ROOM (LOFT ROOM)
12'1" x 8'4" (3.69m x 2.56m)
Fully plastered walls, light and power within and laminate flooring.

OUTSIDE
To the front is a small tarmacadam area in front of the garage store and lawned garden to the rear incorporating patio area.

COUNCIL TAX BAND
The council tax band for this property is C.

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.