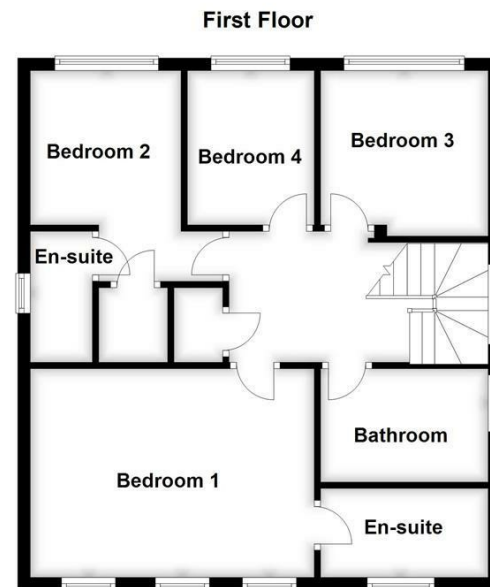
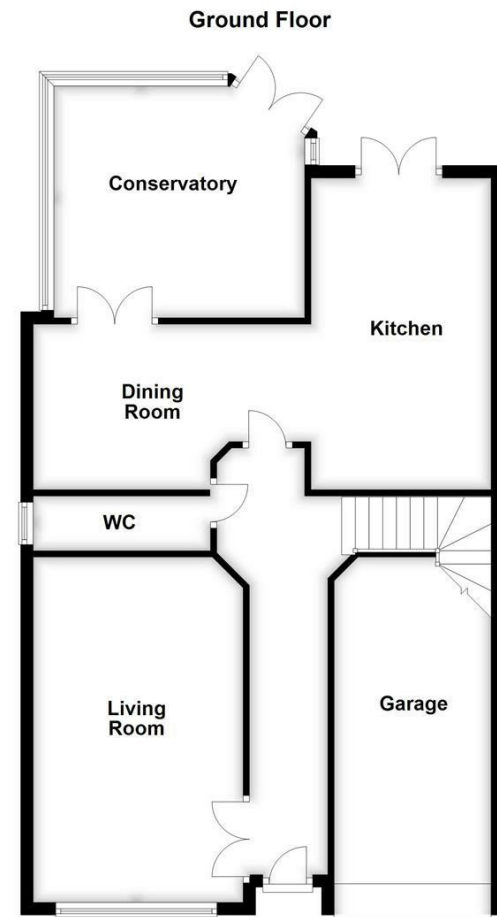




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



21 Chatsworth Avenue, Pontefract, WF8 2UP
For Sale Freehold £365,000

Extended and improved, this four bedroomed detached family home is presented to an excellent standard with two en suite bedrooms and fantastic designer kitchen.

With a gas fired central heating system and sealed unit double glazed windows, this thoughtfully presented house is approached via a welcoming central reception hall that has a guest cloakroom off to the side. The principal living room is of fine proportions with a bay window to the front and lovely contemporary style fireplace. Spanning the rear of the house there is a living dining kitchen with a re-fitted range of units finished to a good standard with butchers block work tops and integrated cooking facilities. French doors lead out to the back garden, as well as separate set from the dining area leading into a well proportioned conservatory that also overlooks the back garden. To the first floor the principal bedroom is of fine proportions and has a good sized en suite. The second bedroom also has an en suite shower room with the two further bedrooms being served by a particularly well appointed family bathroom. Outside, the property has a lawned garden to the front together with side-by-side driveway parking leading up to an integral garage. To the rear of the house there is a thoughtfully landscaped garden with paved and decked sitting areas, lawn and lovely summerhouse.

The property is situated in this sought after residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract, which also has two railway stations and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

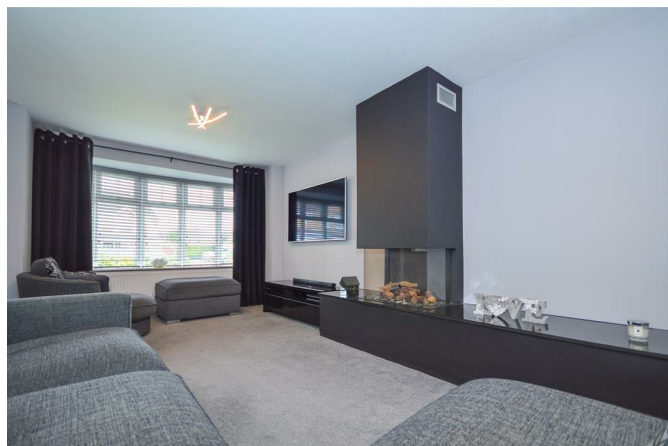
Panelled front entrance door, contemporary style central heating radiator, internal door to the garage and stairs to the first floor.

GUEST CLOAKROOM

9'6" x 2'11" [2.9m x 0.9m]
Frosted window to the side. Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboards under.

LIVING ROOM

18'0" x 11'1" [5.5m x 3.4m]
Bay window to the front, central heating radiator and feature contemporary style fireplace housing a living flame log effect gas fire. Provision for a wall mounted television.



KITCHEN

16'4" x 9'2" [5.0m x 2.8m]
Fitted to a lovely standard with modern high gloss black finished range of wall and base units with solid wood butchers block work tops incorporating acrylic sink unit. Provision for a side-by-side American style fridge/freezer, Range style cooker with gas hobs, two ovens, grill and warming drawer with matching stainless steel splash back and filter hood over. Cupboard housing space and plumbing for a dishwasher and matching breakfast bar continuing round to the patio doors to the rear. Open through to the adjoining dining room.



DINING ROOM

15'5" x 8'10" [max] [4.7m x 2.7m [max]]
Contemporary style central heating radiator, provision for a wall mounted television and double doors through to the conservatory.

CONSERVATORY

12'9" x 12'9" [max] [3.9m x 3.9m [max]]
Double French doors leading out to the garden, contemporary style central heating radiator and provision for a wall mounted television. Underfloor heating.



INTEGRAL GARAGE

18'0" x 8'2" [5.5m x 2.5m]
Up and over door to the front, wall mounted Ideal classic gas fired central heating boiler and currently sub-divided to create a utility style area to the rear with space and plumbing for a washing machine, tumble dryer and a range of fitted cupboards.

FIRST FLOOR LANDING

Spacious landing with frosted window to the side, loft access hatch, central heating radiator and built in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

15'5" x 12'1" [max] [4.7m x 3.7m [max]]
Built in wardrobes, part panelled walls, three windows to the front and central heating radiator.



EN SUITE/W.C.

8'10" x 4'7" [2.7m x 1.4m]
Fitted to a lovely standard with a white and chrome suite with mosaic style black tiles comprising wide shower cubicle with glazed screens, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator and frosted window to the front. Electric shaver socket.



BEDROOM TWO

12'9" x 8'6" [3.9m x 2.6m]
Window to the rear, central heating radiator and built in wardrobe.

EN SUITE/W.C.

7'2" x 3'3" [max] [2.2m x 1.0m [max]]
Frosted window to the side and fitted with a three piece white and chrome suite comprising shower cubicle, vanity wash basin with cupboards under and corner low suite w.c. Chrome ladder style heated towel rail and extractor fan.

BEDROOM THREE

9'10" x 8'10" [3.0m x 2.7m]
Window to the rear, central heating radiator and double fronted wardrobe. Provision for a wall mounted television.

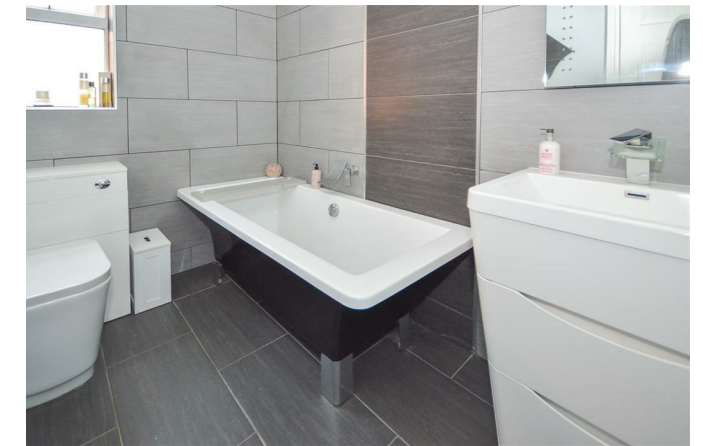
BEDROOM FOUR

9'10" x 6'6" [3.0m x 2.0m]
Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.

8'10" x 5'10" [2.7m x 1.8m]
Frosted window to the side, part tiled walls and floor and fitted with a striking three

piece white and chrome suite comprising contemporary style bath, vanity wash basin with drawers and low suite w.c. with concealed cistern. Contemporary style central heating radiator, frosted window to the side and illuminated mirror.



OUTSIDE

To the front the property has a lawned garden together with side-by-side driveway parking leading up to the integral garage. To the rear of the house there is a thoughtfully landscaped garden with a paved patio sitting area, raised decked sitting area, a lawn and lovely summerhouse.



COUNCIL TAX BAND

The council tax band for this property is E.

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 Pontefract 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.