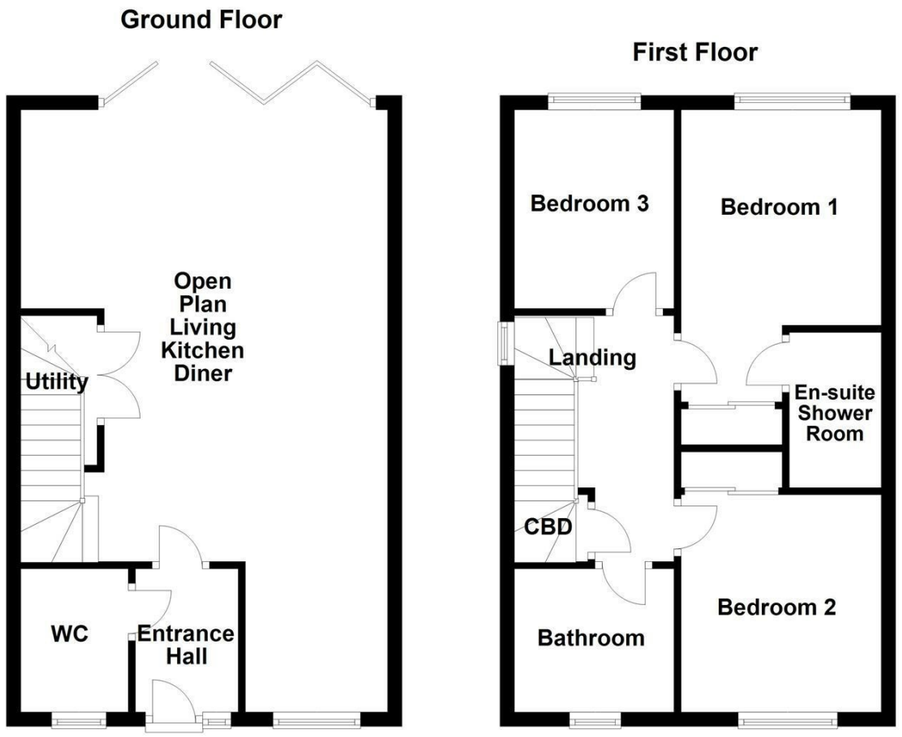
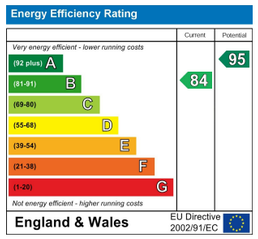


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

14 Gascoigne Close, Pontefract, WF8 4ST

For Sale Freehold £265,000

Located on this modern and attractive development is this three bedroom semi detached house, which boasts a fantastic contemporary open plan living/kitchen diner with utility cupboard, enclosed landscaped rear garden and off road parking.

The accommodation fully comprises entrance hall, downstairs w.c., superb open plan living/kitchen diner with utility cupboard off and bi-folding doors to the rear garden. To the first floor there are three bedrooms, the principal bedroom is complemented by en suite shower room in addition to the house bathroom/w.c. Outside there is a low maintenance garden area with a tandem driveway at the side, whilst to the rear there is an attractive enclosed rear garden with lawn and paved patio areas.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Pontefract and Castleford town centre. The M62 motorway is only a short drive away perfect for the commuter looking to travel further afield.

A full internal inspection will reveal all that is on offer at this quality home.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance doors leads into the entrance hall. UPVC double glazed frosted window to the front, porcelain tiled floor, central heating radiator, doors to the downstairs w.c. and open plan living/kitchen/dining room.

W.C.
4'11" x 6'6" (1.51m x 1.99m)
Two piece suite comprising low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap, part tiled walls, UPVC double glazed frosted window to the front, inset spotlights to the ceiling, porcelain tiled floor, central heating radiator and ceiling extractor fan.

OPEN PLAN LIVING/KITCHEN/DINER
16'9" x 27'6" max x 20'8" min (5.13m x 8.40m max x 6.31m min)
Porcelain tiled floor throughout. The kitchen area has a range of wall and base high gloss units with chrome handles, laminate work surfaces, laminate upstands, 1 1/2 stainless steel sink and drainer with chrome mixer tap, integrated oven and grill, integrated microwave oven, four ring Induction hob with cooker hood over and glass splashback. Integrated fridge and freezer, pull out pan drawers, integrated Hoover dishwasher. Three central heating radiators, UPVC bi-folding doors to the landscaped rear garden, double doors with chrome handles into the utility cupboard and a staircase leads to the first floor landing. Inset spotlights and extractor fan to the ceiling. UPVC double glazed window to the front.

UTILITY AREA
Laminate work surface, plumbing and drainage for a washing machine, shelving, porcelain tiled floor, extractor fan and power.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the side, doors leading to the three bedrooms and the modern house bathroom/w.c. Boiler cupboard over stairs.

BEDROOM ONE
9'2" x 13'3" max x 9'9" min (2.80m x 4.06m max x 2.99m min)
Ceiling fan, UPVC double glazed window to the rear, loft access, central heating radiator, door providing access to the modern en suite shower room/w.c. Sliding doors to the built in double wardrobe.

EN SUITE SHOWER ROOM/W.C.
3'10" x 7'6" (1.18m x 2.29m)
Low flush w.c., wall hung wash basin built into a vanity drawer with chrome mixer tap, walk in shower cubicle with chrome rain shower head and shower attachment. Inset spotlights to the ceiling, extractor fan to the ceiling, part tiled walls, tiled floor, chrome ladder style radiator, high gloss cupboard with glass shelving.

BEDROOM TWO
9'1" x 9'10" (2.79m x 3.01m)
Central heating radiator, UPVC double glazed window to the front, built in double wardrobe with sliding door.

BEDROOM THREE
9'3" x 7'4" (2.83m x 2.24m)
Central heating radiator, UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.
6'3" x 7'1" (1.93m x 2.16m)
Panelled bath with flush mixer tap, pull out shower attachment and chrome rain shower head with mixer shower and shower screen. Low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap and vanity drawer. Part tiled walls, shaver socket point, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the front, chrome ladder style radiator.

OUTSIDE
To the front there is a paved pathway to the front entrance door with a covered porch and outside light. Tarmacadam tandem driveway providing off road parking for two cars. Outside lighting to the side. The rear garden has paved patio areas and attractive lawned garden with slate borders and plants. Timber panelled fence surrounds. Timber gate, outside sensor lighting and water point.

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

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 Pontefract office and they will be pleased to arrange a suitable appointment.