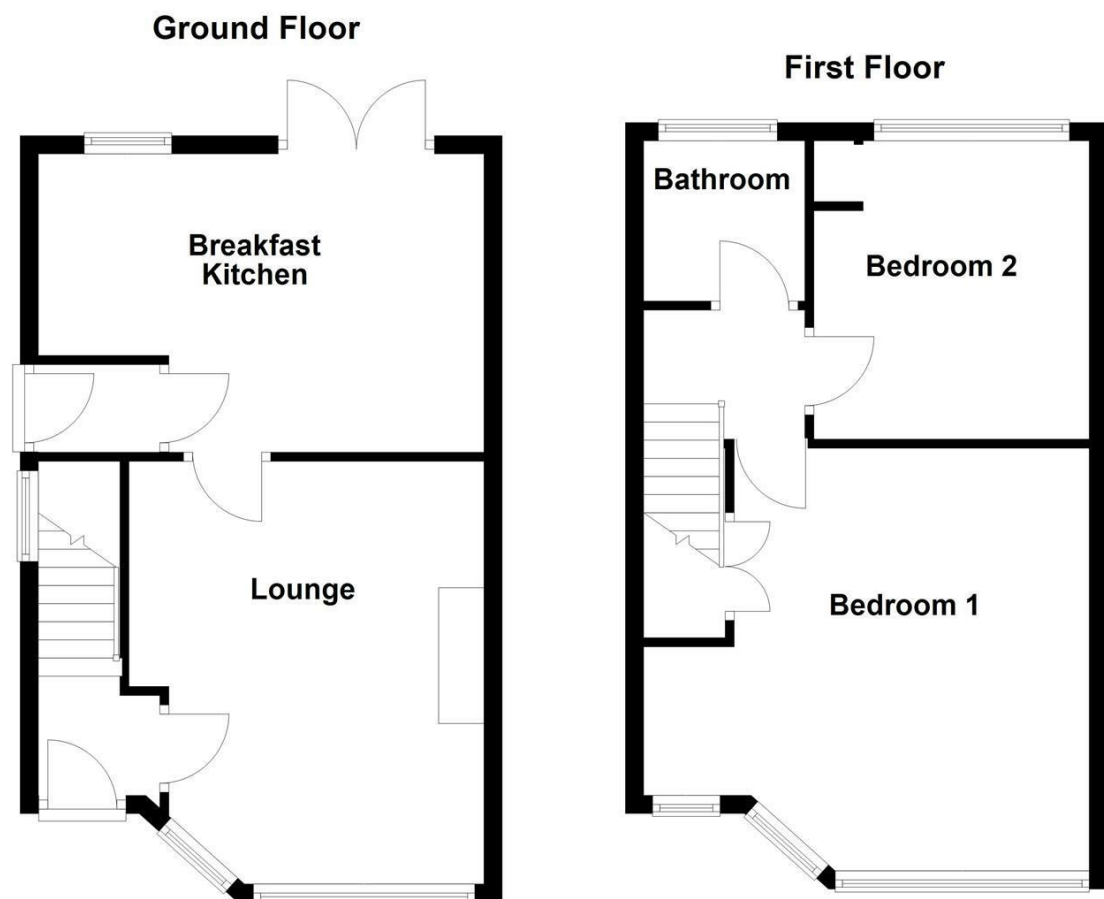




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7 John O'Gaunts Walk, Rothwell, Leeds, LS26 0LR

For Sale Freehold Asking Price £250,000

This immaculately presented two bedroom semi detached home enjoys an enviable cul de sac position in the highly sought after town of Rothwell, ideally located close to a range of local amenities, well regarded schools, and excellent transport links via the M1 and M62 motorway networks for those wishing to commute.

Beautifully maintained throughout, the accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, a cosy lounge, and a stylish open plan dining kitchen to the ground floor. To the first floor, there are two well proportioned double bedrooms and a modern house bathroom. Occupying a generous plot, the property benefits from ample block paved off street parking to the front leading to the single garage, while the rear garden is particularly spacious and immaculately maintained, providing the perfect setting for outdoor entertaining or relaxation.

Rothwell itself offers a vibrant community atmosphere with a wide variety of shops, cafes, and leisure facilities, and is ideally positioned for easy access to both Wakefield and Leeds city centres.

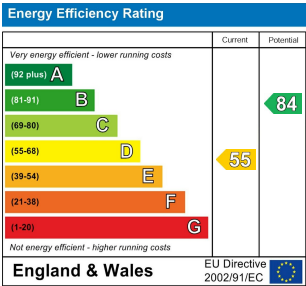
An exceptional home, perfect for first time buyers, professional couples, or those looking to downsize, an early viewing is highly recommended to appreciate the quality and setting on offer.

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*

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 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.



ACCOMMODATION

ENTRANCE HALL

Front facing timber glazed entrance door, double central heating radiator, stairs to the first floor and a door leading through to the lounge.

LOUNGE

14'11" x 12'9" [4.57m x 3.89m]

A front facing timber double glazed bay window, a feature fireplace with timber mantle and exposed brick hearth housing a gas fire, coving to the ceiling, television point and carpeted flooring. A door leads through to the breakfast kitchen.



BREAKFAST KITCHEN

16'0" x 10'7" [4.89m x 3.24m]

Fitted with a stylish range of wall and base units complemented by laminate work surfaces incorporating a 1.5 bowl stainless steel sink and drainer with chrome swan neck mixer tap. Space and plumbing

for a range cooker with extractor hood over, space and plumbing for an under counter washing machine and an integrated fridge/freezer. Breakfast bar with seating, tiled splashbacks, spotlights to the ceiling and tiled flooring with underfloor heating. An open archway leads through to a side porch with a UPVC double glazed door providing access to the side of the property and a useful understairs storage cupboard. UPVC double glazed French doors opening out onto the rear garden.



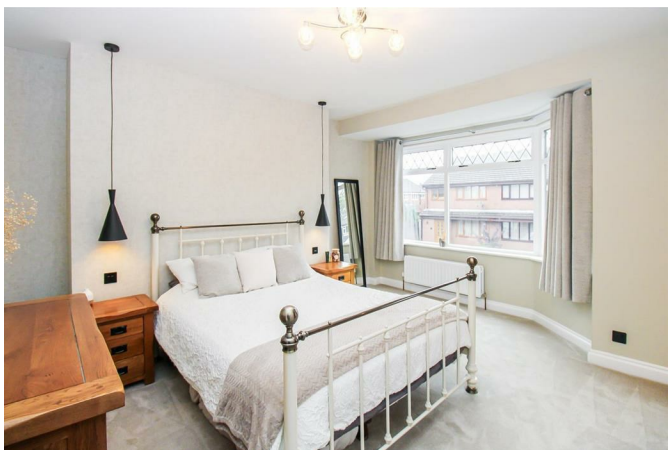
FIRST FLOOR LANDING

Doors two bedrooms and the house bathroom.

BEDROOM ONE

16'3" x 12'6" [4.96m x 3.82m]

Two front facing timber double glazed bay windows, double central heating radiator, carpeted flooring and a useful in-built storage cupboard over the bulkhead.



BEDROOM TWO

10'9" x 9'10" [3.28m x 3.01m]

A rear facing timber double glazed leaded window, central heating radiator, wood effect flooring and coving to the ceiling.



BATHROOM/W.C.

6'11" x 5'9" [2.12m x 1.77m]

Fitted with a modern three piece suite comprising an L-shaped bath with mains shower and glazed screen, a wash basin with chrome waterfall mixer tap set into a vanity unit with storage and a low flush w.c. Part tiling to the walls, wood effect tiled flooring with underfloor heating, chrome heated towel rail, spotlights to the ceiling and a rear facing timber glazed frosted glass window with extractor fan.



OUTSIDE

To the front, there is a generous block paved driveway providing ample off street parking leading to the single garage. To the rear, an

extensive and beautifully maintained garden features a paved patio seating area, laid lawn with flower and shrub borders and a further gravelled seating area at the end of the garden. The outdoor space has been landscaped and offers fenced boundaries, providing an ideal setting for entertaining and alfresco dining.



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 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.