



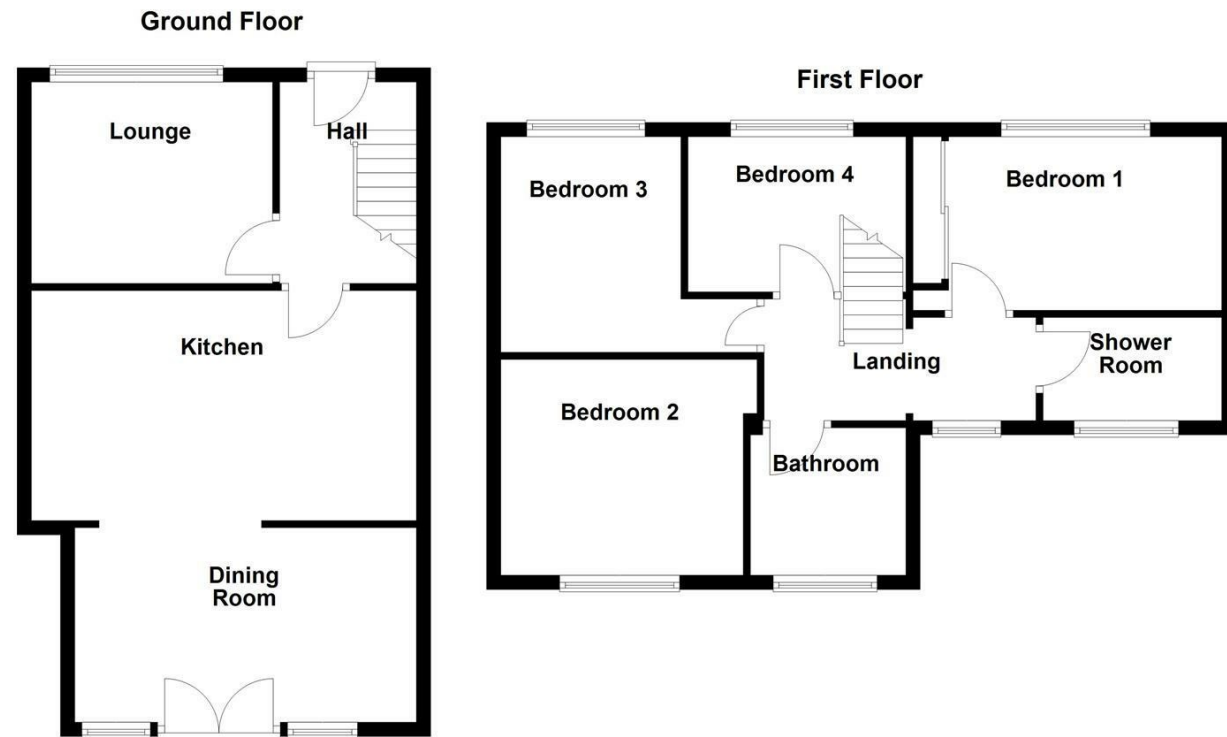
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 4 Westbourne Avenue, Pontefract, WF8 4JZ

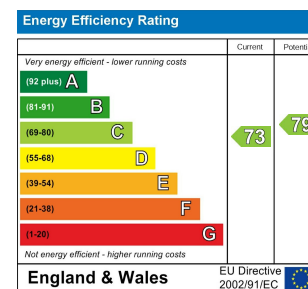
### For Sale Freehold Offers Over £255,000

Occupying a generous plot is this extended and superbly presented four bedroom end terraced home, benefitting from ample driveway parking, a double garage, enclosed gardens and two bathrooms.

The accommodation briefly comprises an entrance hall with access to a useful cellar play room and built in storage, a spacious living room and a fitted kitchen which opens through to a dining room extension to the rear. To the first floor, the landing provides access to four well proportioned bedrooms, a family bathroom and a separate shower room. Externally, the property offers low maintenance gardens to both the front and rear, along with ample driveway parking leading to a double garage with up and over door.

The property is ideally located for a range of local amenities including shops and services, with the town centre only a short drive away. It also offers excellent access to the motorway network, making it ideal for those commuting further afield.

Finished to a high standard throughout, this property would make a fantastic family home. An early viewing is highly recommended.



**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.

**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



#### ACCOMMODATION

##### ENTRANCE HALL

Entered via a front door into the main hallway with built in storage under the stairs and access down to a cellar play room. Doors lead through to the lounge and kitchen.

##### CELLAR PLAY ROOM

Versatile space, currently used as a play room.



##### LOUNGE

11'1" x 9'3" [3.39m x 2.83m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



##### KITCHEN

17'8" x 10'7" [5.41m x 3.23m]

Modern fitted kitchen with a range of wall and base units, glass splashback, integrated double oven, induction hob with cooker hood, space for an American style fridge freezer and space for a washing machine. Black sink and drainer unit, spotlights to the ceiling and space for a dining table and chairs. Opening through to the dining room.

##### DINING ROOM

15'8" x 8'11" [4.80m x 2.73m]

UPVC double glazed French doors leading out to the rear garden with additional floor to ceiling window panels, central heating radiator and currently used as a dining and sitting area.



##### FIRST FLOOR LANDING

Provides access to four bedrooms, the shower room and family bathroom.

##### BEDROOM ONE

13'5" x 8'5" [4.09m x 2.58m]

UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and fitted wardrobes with mirrored sliding doors.



##### BEDROOM TWO

11'2" x 9'11" [3.41m x 3.03m]

UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.



##### BEDROOM THREE

11'9" max x 9'11" [3.60m max x 3.03m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.

##### BEDROOM FOUR

10'0" x 7'1" [3.06m x 2.18m ]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the stairs.

##### BATHROOM/W.C.

7'2" x 6'9" [2.19m x 2.07m]

Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising panel bath with wall mounted shower over, wash hand basin with mixer tap and W.C. Central heating radiator and tiled walls.

##### SHOWER ROOM/W.C.

8'2" x 4'6" [2.51m x 1.38m ]

Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and W.C. Central heating radiator and fully tiled walls.



##### OUTSIDE

To the front, there is ample driveway parking for two to three vehicles along with a low maintenance tiered lawn garden and steps leading up to the property. To the rear, there are low maintenance gardens with lawn and patio seating areas, space for a storage shed and access to a double garage with up and over doors. Please note: there is a right of access to the neighbouring property from the back garden.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.