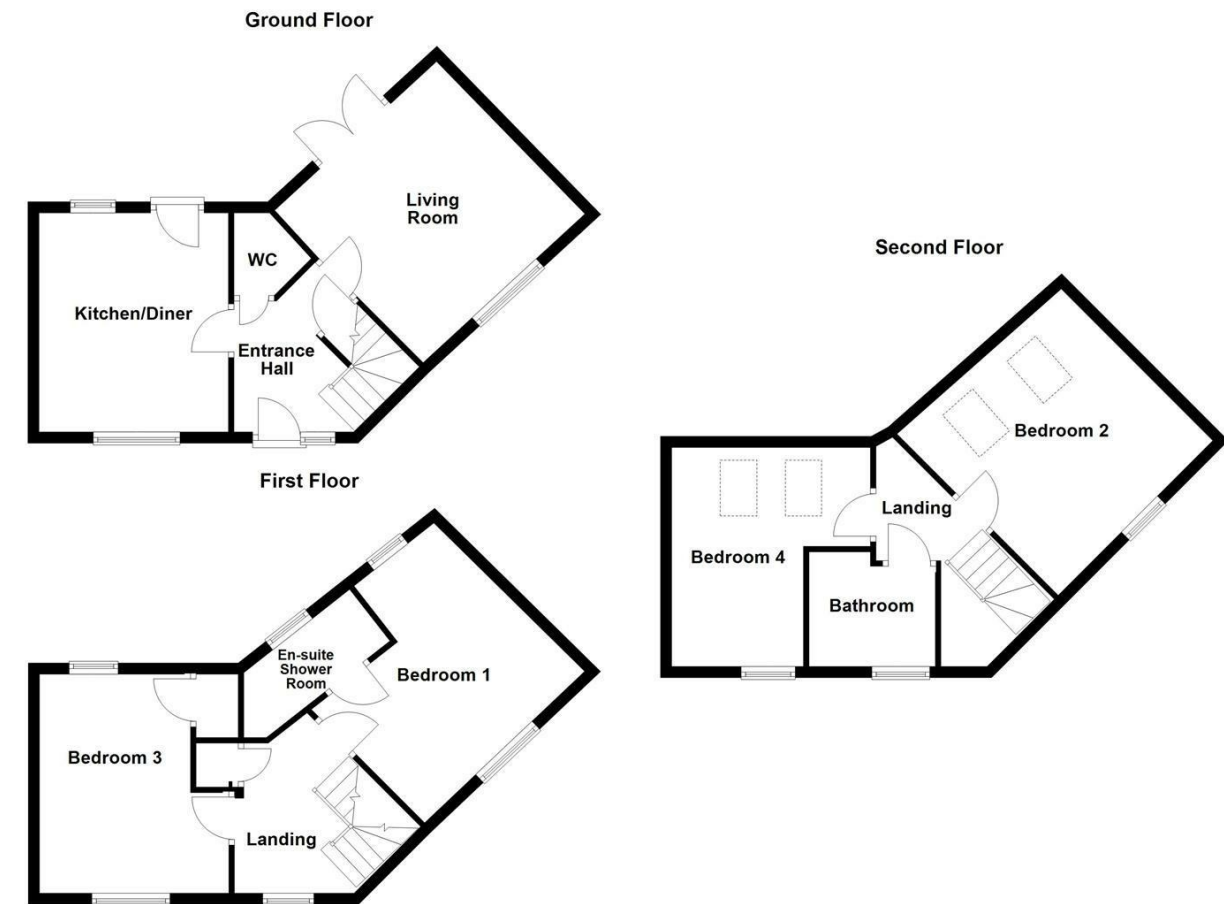




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## 4 Gascoigne Road, Thorpe, Wakefield, WF3 3BP

### For Sale Freehold Offers Over £260,000

Situated in Thorpe is this four double bedroom mid town house with spacious accommodation spanning over three floors and benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, w.c., kitchen/diner and living room. The first floor landing leads to two double bedrooms (main with en suite shower room) with a further staircase leading to the second floor providing access to two further double bedrooms and the house bathroom. Outside, the property has two off road parking spaces and lawned gardens to the front and rear.

The property is close to local amenities including shops and schools. Main bus routes are nearby and there is good access to the national motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

#### 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,

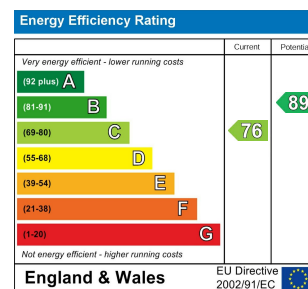
Pontefract & Castleford office 01977 798844

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.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing, understairs storage and doors to the w.c., kitchen/diner and living room.

### W.C.

3'9" x 3'3".137'9" [max] x 2'5" [min] [1.15m x 1.42m [max] x 0.76m [min]]  
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin and fully tiled.

### KITCHEN/DINER

12'10" x 11'1" [3.92m x 3.4m]  
Range of modern wall and base units with laminate work surface over incorporating breakfast bar style island, sink and drainer with mixer tap, integrated oven and microwave, four ring gas hob with extractor hood. Integrated fridge/freezer, integrated dishwasher, UPVC double glazed windows to the front and rear, composite rear door, spotlights and two anthracite radiators.



### LIVING ROOM

12'7" x 12'9" [3.85m x 3.9m]  
UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear and central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, storage cupboard, stairs to the second floor landing and doors to two bedrooms.

### BEDROOM ONE

12'7" x 12'11" [max] x 9'3" [min] [3.84m x 3.95m [max] x 2.82m [min]]  
Set of fitted wardrobes, door to the en suite shower room, central heating radiator, UPVC double glazed windows to the front and rear.



### EN SUITE SHOWER ROOM/W.C.

8'5" x 3'3" [2.57m x 1.0m]  
Low flush w.c., pedestal wash basin and shower cubicle with mains shower attachment. UPVC double glazed frosted window to the rear, extractor fan and shaver socket point.

### BEDROOM THREE

12'11" x 11'0" [max] x 8'11" [min] [3.94m x 3.35m [max] x 2.72m [min]]  
UPVC double glazed windows to the front and rear, central heating radiator and storage cupboard.



### SECOND FLOOR LANDING

Doors to two further bedrooms and house bathroom.

### BEDROOM TWO

12'9" x 12'10" [3.9m x 3.92m]  
Two velux skylights, UPVC double glazed window to the front and column central heating radiator.



### BEDROOM FOUR

12'10" x 11'2" [max] x 7'8" [min] [3.92m x 3.42m [max] x 2.36m [min]]  
Two velux skylights and UPVC double glazed window to the front.

### BATHROOM/W.C.

6'11" x 5'7" [max] x 4'7" [min] [2.13m x 1.72m [max] x 1.4m [min]]  
Low flush w.c., wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the front and chrome ladder style radiator.



### OUTSIDE

To the front is a lawned garden with paved pathway leading to the front door. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a rear gate. There are two off road parking spaces.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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 Wakefield 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.