



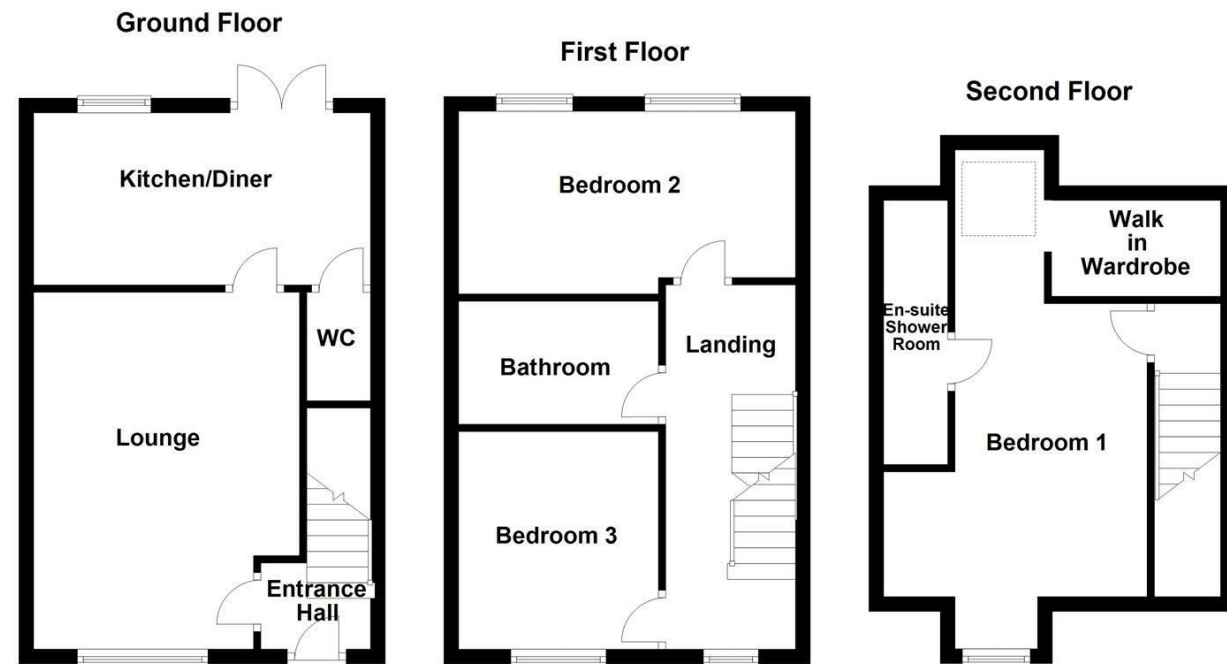
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6 Gilcar Villas, Normanton, WF6 1RP

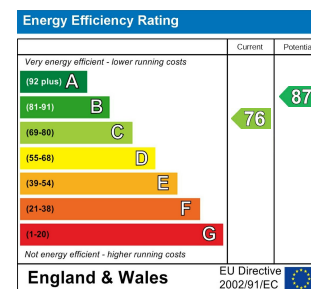
For Sale Freehold £200,000

Deceptive from the main roadside and superbly appointed throughout is this three bedroom mid townhouse with accommodation over three levels.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, lounge, kitchen/diner and downstairs w.c. Stairs to the first floor lead to two bedrooms and modern house bathroom. Further stairs lead to the second floor, which in turn lead to bedroom one with walk in wardrobe and en suite shower room. Outside there is a driveway to the front providing off street parking and an attractive lawned garden to the rear incorporating decked patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the M62 motorway, for those who wish to travel further afield.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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



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ACCOMMODATION

ENTRANCE HALL

Radiator, stairs to the first floor landing and door leading into the lounge.

LOUNGE

15'10" x 11'10" [4.84m x 3.61m]

Understairs storage, radiator, UPVC double glazed window to the front, wall mounted electric fire and door leading through to the kitchen/diner.



KITCHEN/DINER

78" x 15'0" [2.36m x 4.58m]

Modern fitted kitchen with range of wall and base units with work surface over incorporating 1.5 stainless steel sink and drainer, plumbing for a washing machine, space for a slimline dishwasher, space for fridge and freezer, integrated oven and grill with four ring gas hob and stainless steel filter hood above. Drawers down the base

units, UPVC double glazed window and French doors to the rear. Fully tiled floor, radiator, door to the downstairs w.c. and the boiler is housed in here.



W.C.

3'7" x 2'9" [1.1m x 0.84m]

Low flush w.c., wash basin and fully tiled floor.

FIRST FLOOR LANDING

UPVC double glazed window to the front, radiator and stairs to the second floor landing. Doors to two bedrooms and the bathroom.

BEDROOM TWO

8'1" x 15'0" [2.48m x 4.59m]

UPVC double glazed windows to the rear and radiators.



BATHROOM/W.C.

8'11" x 5'5" [2.73m x 1.66m]

Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls and floor. Heated chrome towel radiator and recess LED ceiling spotlights.



BEDROOM THREE

9'0" x 9'6" [2.75m x 2.91m]

Radiator and UPVC double glazed window to the front.

SECOND FLOOR LANDING

Loft access and door to bedroom one.

BEDROOM ONE

8'6" [min] x 11'8" [max] x 20'10" [2.61m [min] x 3.57m [max] x 6.37m]

UPVC double glazed window to the front, radiators and double glazed timber framed Velux window to the rear. Walk in wardrobe with Recess LED ceiling spotlights and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

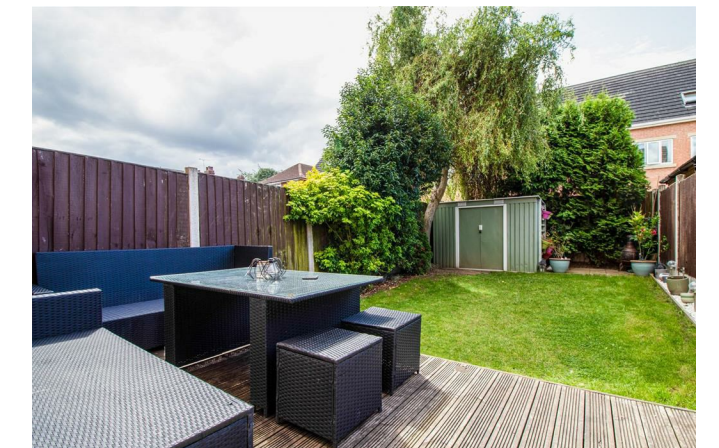
2'8" x 11'6" [0.83m x 3.51m]

Low flush w.c., pedestal wash basin, shower cubicle with electric shower, fully tiled walls and floor. Heated chrome towel radiator and recess LED ceiling spotlights.



OUTSIDE

To the front of the property there is a driveway providing off street parking and to the rear there is an attractive lawned garden incorporating timber decked patio area.



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 Normanton 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.