



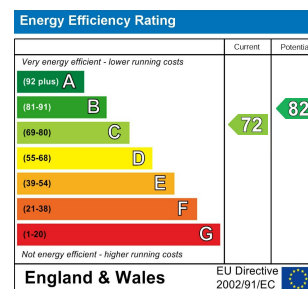
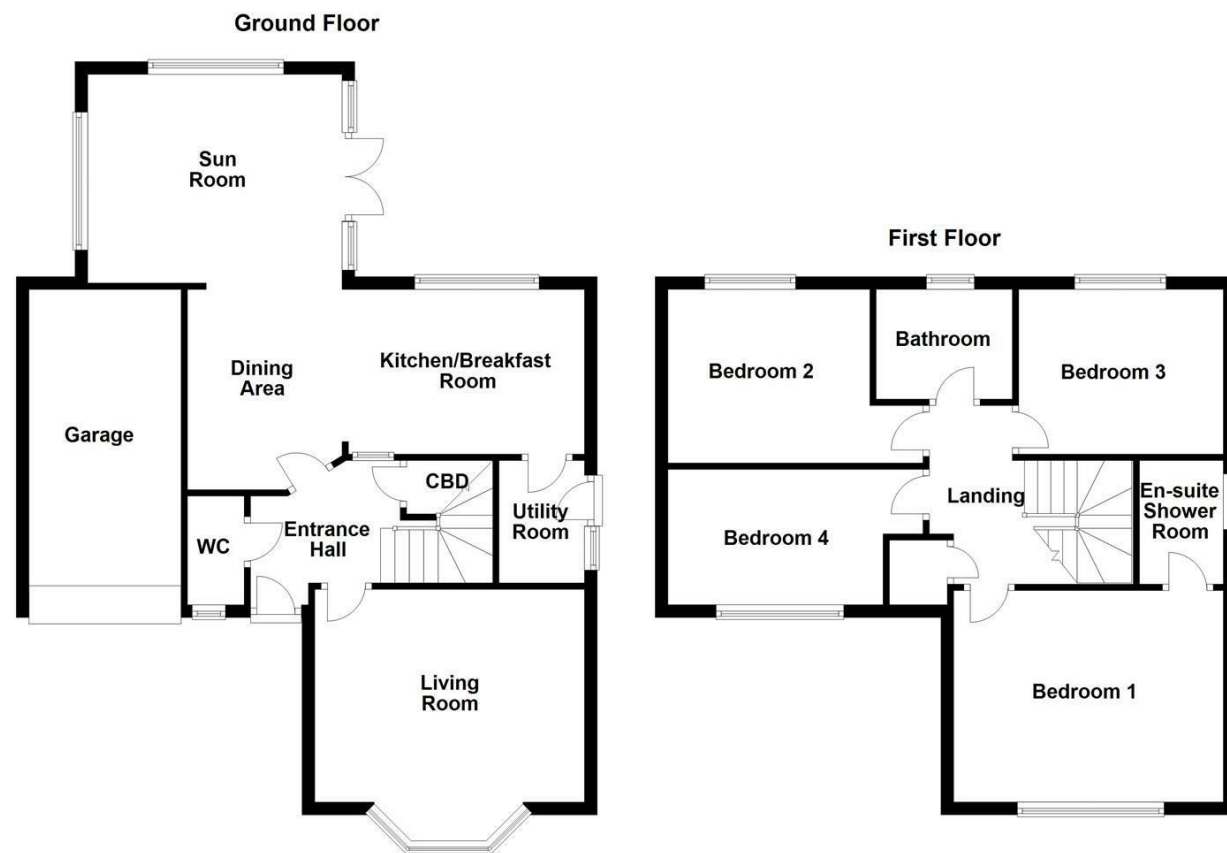
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**MORTGAGES**

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.



**2 Jasmine Gardens, Castleford, WF10 5UE**

**For Sale Freehold £325,000**

A fantastic opportunity to purchase this four bedroom detached family home benefitting from well proportioned accommodation, two spacious reception rooms with a sun room overlooking the enclosed landscaped rear garden and ample off road parking.

The property fully comprises of entrance hall, downstairs w.c., living room with bay window and feature fireplace, understairs storage cupboard, kitchen/breakfast room, dining area with separate utility room and spacious sun room. The first floor landing leads to four double bedrooms with the principal bedroom boasting en suite shower room/w.c. and a three piece suite house bathroom/w.c. Outside to the front is a double tarmac driveway providing ample off road parking leading to the single integral garage and an attractive lawned front garden and a paved pathway leading through a timber gate accessing the rear garden. Within the rear garden is a timber decked patio area, perfect for al fresco dining, completely enclosed by timber fencing and solid brick built walls.

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

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



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall. Solid wooden floor, staircase with handrail leading to the first floor landing and doors to the downstairs w.c., dining area, living room and downstairs storage cupboard. Opening looking through into the kitchen.

### LIVING ROOM

10'11" x 13'11" [3.34m x 4.25m]

Walk in bay window with UPVC double glazed windows overlooking the front aspect, central heating radiator, coving to the ceiling and electric fire on a granite hearth with decorative wooden surround.



### W.C.

Pedestal wash basin with mixer tap and tiled splash back, central heating radiator, low flush w.c., solid wooden floor and UPVC double glazed frosted window overlooking the front aspect.

### DINING AREA

10'4" x 7'7" [3.16m x 2.32m]

Solid wooden floor, central heating radiator, coving to the ceiling and two archways providing access to a sun room and the other to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

13'0" x 8'4" [3.98m x 2.56m]

Range of wall and base units with laminate work surface over and tiled splash back above, integrated oven and grill with four ring gas hob and cooker hood over. Breakfast bar, central heating radiator, solid wooden floor, built in wine rack, plumbing and drainage for a dishwasher, space for a fridge/freezer and UPVC double glazed window overlooking the rear aspect. Inset spotlights to the ceiling, condensing regular boiler housed within one of the cupboards and door providing access to the separate utility room.



### UTILITY

6'3" x 5'1" [1.92m x 1.55m]

Space for a fridge/freezer, built in wine rack, plumbing and drainage for a washing machine, laminate work surface, solid wooden floor, central heating radiator, extractor fan and UPVC double glazed window and composite door to the side aspect.

### SUN ROOM

10'9" x 13'1" [3.29m x 4.0m]

Pitch sloping ceiling, UPVC double glazed windows on all three sides, solid wooden floor, central heating radiator and a set of UPVC double glazed French doors leading out to the timber decked patio.



### FIRST FLOOR LANDING

Doors to four bedrooms, the house bathroom and airing cupboard. Coving to the ceiling and loft access.

### BEDROOM ONE

11'2" x 13'10" [3.41m x 4.24m]

Range of fitted wardrobes and beside drawers, UPVC double glazed window overlooking the front elevation, central heating radiator, laminate flooring, coving to the ceiling and fitted drawers with built in vanity mirror. Door providing access to the en suite shower room.



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

6'4" x 5'2" [1.95m x 1.59m]

Three piece suite comprising enclosed shower cubicle with mixer shower within, low flush w.c., and pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, laminate flooring and UPVC double glazed frosted window overlooking the side elevation. Shaver socket point, inset spotlights to the ceiling and extractor fan.



### BEDROOM TWO

13'1" [max] x 10'5" [min] x 9'0" [4.01m [max] x 3.18m [min] x 2.76m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM THREE

11'5" x 8'6" [3.50m x 2.60m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR

13'2" [max] x 10'10" [min] x 6'11" [4.02m [max] x 3.31m [min] x 2.13m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.

5'7" x 6'11" [1.72m x 2.13m]

Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, pedestal wash basin with mixer tap and low flush w.c. Partially tiled walls, shaver socket point, central heating radiator, inset spotlights to the ceiling, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.



### OUTSIDE

To the front of the property there is a tarmac double driveway providing ample off road parking leading to the integral single garage with manual up and over door and power and light. There's an attractive lawned front garden with planted borders, a paved pathway and timber porch over the front entrance door. A timber gate accesses the rear garden where there is a timber decked patio area, perfect for entertaining and dining purposes and an attractive lawned garden, completely enclosed by timber panelled surround fences and brick built walls.



### 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 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.