

WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



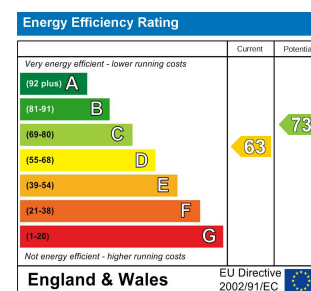
45 Ashgap Lane, Normanton, WF6 2DT

For Sale Freehold Offers Over £500,000

A deceptively spacious four bedroom detached family home presenting stylishly appointed accommodation throughout that is finished to an excellent standard and situated in this highly sought after area opposite the park.

With gas fired central heating and sealed unit double glazed windows, this comfortable and thoughtfully extended family home presents spacious accommodation ideal for entertaining in this superb location within very easy reach of the town centre facilities. A welcoming open entrance porch leads into a reception hall that has a guest toilet off to the side. The formal living room is to the front of the property with a square bay and a feature fireplace. To the rear there is a separate dining room which flows through into a fantastic living dining kitchen fitted to an excellent standard and overlooking the back garden. An archway then leads into a conservatory that takes further advantage of the views over the garden and alongside there is a brilliant family room with a tall vaulted ceiling and bi-folding doors out to the garden. To the first floor the principal bedroom is of excellent proportions and has en suite shower room. There are three further bedrooms which are served by a luxuriously appointed bathroom that has a four piece suite. Outside, the property has a broad surfaced parking/turning area to the front that leads up to the integral storage garage. To the rear of the house there is a good sized garden with level lawn and broad patio paved sitting areas leading round to a covered sitting area, ideal for outside entertaining.

The property is situated in this cherished location opposite the park and yet within easy reach of the broad range of shops, schools and recreational facilities offered by the town centre of Normanton. Normanton itself has its own railway station and ready access to the national motorway network.



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

RECEPTION HALL

14'1" x 5'10" (4.3m x 1.8m)

Open entrance porch to the front, panelled composite entrance door with side screens, wood effect laminate flooring, stairs to the first floor with bespoke built in storage and central heating radiator concealed in a cabinet.

GUEST TOILET

3'11" x 2'7" (1.2m x 0.8m)

Frosted window to the side and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin. Extractor fan.

LIVING ROOM

12'9" x 12'9" (3.9m x 3.9m)

Square bay to the front, contemporary style vertical central heating radiator and feature fireplace with cast iron wood burning stove style gas fire. Provision for a wall mounted television and attractive fitted shelving units.



DINING ROOM

11'9" x 10'9" (3.6m x 3.3m)

Wood effect laminate flooring, radiator concealed in a cabinet, former fireplace with ornate surround, built in cupboards with shelving units over and provision for a wall mounted television. Open through to the adjoining family kitchen.

KITCHEN

23'11" x 8'10" plus 12'9" x 8'10" (7.3m x 2.7m plus 3.9m x 2.7m)

Large picture window to the rear, window to the front and fitted with a lovely range of contemporary style fitted units with butchers block style solid wood worktops incorporating a ceramic Belfast sink unit. Seven ring Range style cooker with two ovens, grill and warming drawer, matching filter hood over, integrated dishwasher, space and plumbing for a washing machine, vertical central heating radiator and space and plumbing for a side by side American style fridge/freezer.



CONSERVATORY

11'1" x 6'10" (3.4m x 2.1m)

Double French doors out to back garden.

FAMILY ROOM

22'3" x 11'5" (6.8m x 3.5m)

A fantastic entertaining room situated off the living dining kitchen with a tall vaulted ceiling, contemporary style vertical central heating radiator, bi-folding doors out to the patio to the rear and built in bar arrangement with provision for a wall mounted television. Two velux style rooflights for additional natural light.



FIRST FLOOR LANDING

Frosted window to the side and loft access point.

BEDROOM ONE

19'8" x 9'2" (6.0m x 2.8m)

A lovely large bedroom with two shuttered windows to the rear, two contemporary style central heating radiators, fitted wardrobes and connecting door through to the en suite.



EN SUITE/W.C.

8'10" x 3'11" (2.7m x 1.2m)

Fitted with a quality three piece suite comprising corner shower cubicle with twin head shower, vanity wash basin with drawers under and low suite w.c. Frosted window to the rear, extractor fan and access hatch to the secondary loft.

BEDROOM TWO

12'9" x 12'1" (3.9m x 3.7m)

Square bay window to the front and fitted with a broad range of full height wardrobes with matching over bed cupboards and dressing table.



BEDROOM THREE

11'9" x 10'9" (3.6m x 3.3m)

Two high level windows to the side, contemporary style central heating radiator and a good range of fitted cupboards with matching drawers units, dressing table and desk arrangement.

BEDROOM FOUR

8'2" x 7'2" (2.5m x 2.2m)

Window to the front and a good range of fitted cupboards with a matching desk and full height wardrobe. Central heating radiator.

BATHROOM/W.C

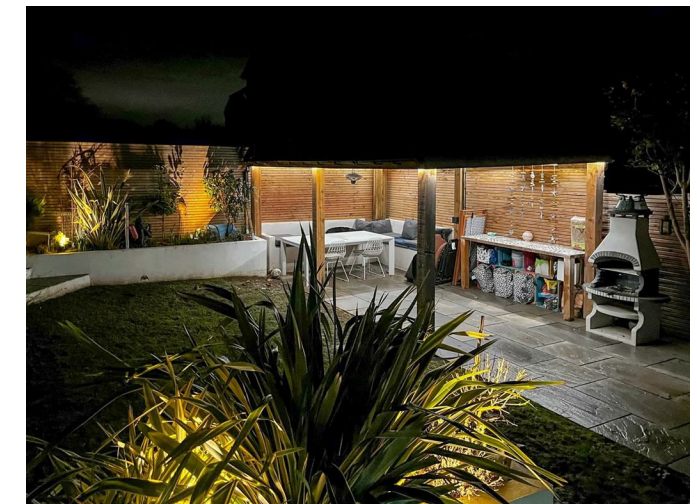
9'10" x 8'10" (3.0m x 2.7m)

Fitted to a lovely standard with a quality four piece suite comprising freestanding double ended bath with shower attachment, separate walk in shower cubicle with twin head shower, vanity wash basin set on a wooden pediment and low suite w.c. with concealed cistern. Polished vertical central heating radiator, frosted window to the side and extractor fan.



OUTSIDE

To the front the property has a double gated driveway providing ample off street parking and turning space with storage garage with up and over door. To the rear of the house there is a lovely enclosed garden with a good degree of privacy with a level lawn surrounded by a broad paved patio sitting area, ideal for entertaining with built in seating and covered BBQ/eating area.



COUNCIL TAX BAND

The council tax band for this property is E.

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.