

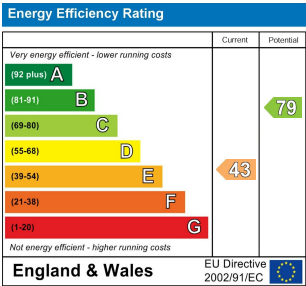


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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\*

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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**  
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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.

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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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01924 260 022

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01977 798 844



## The Orchard Causeway Garth Lane, Thorpe Audlin, Pontefract, WF8 3HD

### For Sale Freehold £655,000

Situated in this picturesque hamlet on the outskirts of Thorpe Audlin sits this stone built, four double bedroom detached family home with substantial parking to the front and a beautiful sweeping garden. The property can be found tucked away at the rear of Causeway Garth Lane, behind private gates which provide access to the driveway and two garages, all set on a total plot size extending to approximately 0.58 acres [0.23 Hectares].

The extensive and family-friendly accommodation benefits from gas central heating and briefly comprises to the ground floor; a generous living room with bay window to the front and staircase leading to the first floor. To the rear, there is a second sitting room with French doors leading out to the garden, a modern fitted dining kitchen, sizeable conservatory and shower room/w.c. To the first floor there are four double bedrooms, all of a similar size with fitted wardrobes and neutral décor, two bedrooms to the rear providing stunning views over the beautiful rear garden. There is a large family bathroom suite with tiled walls and flooring. Outside, to the front of the property there is a private driveway which provides off street parking for several cars, and two garages, one of which is integral to the property. To the rear is where the property sets itself apart from anything else, a beautiful and sweeping private garden, which extends down and away from the property, creating a wonderful haven for children and adults alike. With beautiful views and an array of mature trees, a garden like this is hard to find.

The property is located on the outskirts of Pontefract and is ideally situated to take advantage of the excellent local and national transport links by way of the M62, A1[M] and national rail services. The property also benefits from a range of excellent local schools, both state and private, with local shopping facilities found in nearby Pontefract centre and Junction 32 retail outlet together with Xscape Leisure Complex.

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## ACCOMMODATION

### LIVING ROOM

18'0" x 15'5" [max] [5.49m x 4.70m [max]]

UPVC double glazed front entrance door leads into the living room. UPVC double glazed bay window to the front and an additional large arched window to the side elevation, engineered wood flooring, ceiling coving, two central heating radiators and a feature marble fireplace with wooden surround. Open staircase to the first floor landing.

### INNER HALLWAY

8'9" x 4'10" [2.68m x 1.48m]

Storage cupboard and engineered wood flooring.

### SHOWER ROOM/ W.C.

5'8" x 4'11" [1.75m x 1.5m]

Three piece white suite comprising shower cubicle, low level flush w.c. and ceramic wash basin. Tiled walls and floor, ceiling coving, spotlights, chrome ladder heated towel rail and UPVC double glazed frosted window to the side.

### DINING KITCHEN

15'3" x 11'3" [4.65m x 3.43m]

Quality fitted kitchen with soft close units and granite worktops incorporating an inset double bowl sink unit and induction hob with Neff cooker hood over. Integrated Electrolux double oven and grill. Central heating radiator, spotlights, ceiling coving, engineered wood flooring. UPVC double glazed window and door into the conservatory to the rear. Open square archway through to the sitting room.

### SITTING ROOM

17'3" x 11'7" [5.27m x 3.55m]

Enjoying a dual aspect with a UPVC double glazed window to the side and French doors out to the rear patio and garden. Engineered wood flooring, central heating radiator and a feature marble fireplace.

### CONSERVATORY

15'3" x 8'3" [4.65m x 2.53m]

UPVC double glazed windows to all sides incorporating a single door leading out to the patio and garden. Tiled floor.

### FIRST FLOOR LANDING

Providing access to all four double bedrooms and the family bathroom/w.c. Loft access hatch. Engineered wood flooring.

### BEDROOM ONE

14'6" x 11'8" [4.445m x 3.57m]

UPVC double glazed window to the front, ceiling coving, spotlights, central heating radiator and a range of fitted wardrobes.

### BEDROOM TWO

14'11" x 11'7" [4.57m x 3.54m ]

UPVC double glazed window to the front, ceiling coving, spotlights, central heating radiator and a range of fitted wardrobes.

### BEDROOM THREE

15'0" x 11'3" [4.59m x 3.43m]

UPVC double glazed window to the rear with stunning views over the garden, ceiling coving, spotlights, central heating radiator and a range of fitted wardrobes.

### BEDROOM FOUR

16'11" x 11'7" [5.16m x 3.55m]

UPVC double glazed window to the rear enjoying the superb garden views, ceiling coving, spotlights, central heating radiator and a range of fitted wardrobes with matching vanity dressing table.

### FAMILY BATHROOM

9'6" x 9'2" [2.92m x 2.80m]

Three piece white suite comprising modern style bath with shower hose attachment, low level flush w.c. and ceramic wash basin. Tiled walls and floor, ceiling coving, spotlights, chrome ladder heated towel rail and UPVC double glazed frosted window to the side.

### OUTSIDE

The property is set behind traditional wrought iron gates with an expansive driveway providing ample off street parking for multiple cars and in turn leading to the integral twin garages. The driveway is flanked by two lawned gardens with mature shrubs and trees for privacy. The main

gardens lie to the rear of the property with a breath-taking sweeping lawn dotted with an array of established plants, trees and shrubs as well as with a flagged patio seating area ideal for entertaining, all enjoying an enviable southerly aspect. The size of the plot also offers scope to the extend the property, subject to planning consent.

### COUNCIL TAX BAND

The council tax band for this property is E.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.