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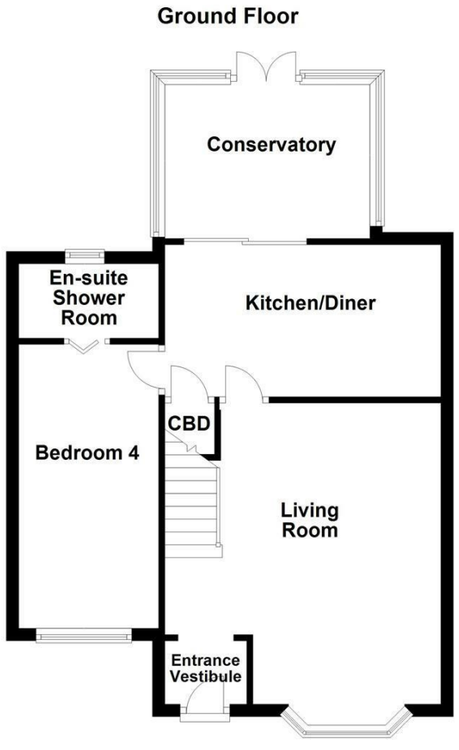
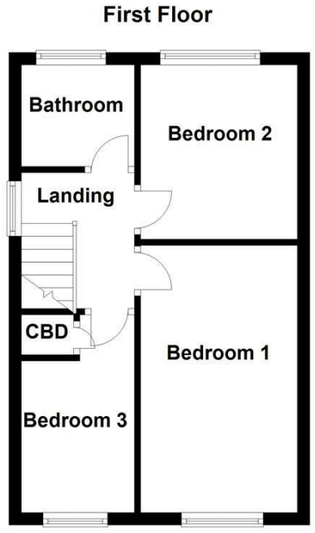




103 Healdfield Road, Castleford, WF10 4SF

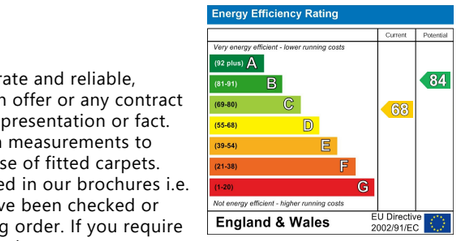
For Sale Freehold £220,000

Situated on the sought after Healdfield Road in Castleford is this extended four bedroom semi detached property offered to the market with no onward chain and boasting fields views to the rear, off road parking and well presented spacious accommodation throughout.

The accommodation briefly comprises of the entrance vestibule, living room with staircase to the first floor and understairs storage, kitchen diner, conservatory and bedroom four with en suite shower room/w.c. To the first floor landing there is access to the loft, which is boarded with light and there are doors to three bedrooms and the house bathroom/w.c. To the front of the property there is a block paved driveway providing off road parking, planted features, timber fencing to either side and walls to the front and rear. There are several features in the rear garden, there is a lawn, block paved areas and a decked patio area perfect for outdoor dining and entertaining, raised planted beds, space for a garden shed and is fully enclosed by walls and timber fencing. A timber gate leads to the rural walks.

Castleford is ideal for a range of buyers such as growing families looking to move to the area. The property is very much ideally located for schools and these are within walking distance from nursery to secondary school age and some of the best in the Castleford area. The property is also close by to local bus routes and is within walking distance of both Castleford bus and train station. For the worker who looks to commute further afield the M62 motorway is only a short drive away from the property and Castleford also features Junction 32 shopping outlet, Xscape and further afield Pontefract racecourse for family days out.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing is highly advised to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE VESTIBULE
Frosted UPVC front entrance door leading into the entrance vestibule, spotlighting to the ceiling, coving to the ceiling, central heating radiator, fitted storage unit with laminate work surface over, opening into the living room.

LIVING ROOM
14'7" x 15'11" max x 12'3" min (4.45m x 4.87m max x 3.74m min)
Stairs providing access to the first floor landing with understairs storage, door to the kitchen diner, UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, electric fireplace with marble hearth surround and mantle.

KITCHEN DINER
14'6" x 8'0" (4.43m x 2.44m)
UPVC double glazed sliding doors leading to the conservatory, doors to bedroom four and a storage cupboard, central heating radiator. A range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for a cooker with partial stainless steel splashback with extractor hood over, space and plumbing for a washing machine, space for a fridge freezer.

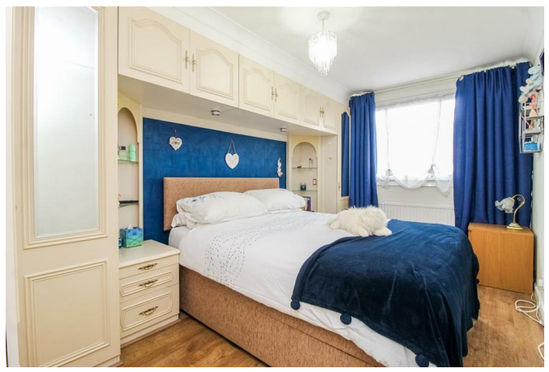
CONSERVATORY
7'4" x 10'11" (2.24m x 3.35m)
UPVC double glazed windows, central heating radiator, UPVC double glazed French doors leading to the rear garden.

BEDROOM FOUR
14'6" x 7'3" (4.43m x 2.22m)
UPVC double glazed window to the front, central heating radiator, door to en suite shower room/w.c.

EN SUITE/W.C.
3'11" x 7'0" (1.2m x 2.14m)
Spotlighting to the ceiling, frosted UPVC double glazed window to the rear, central heating radiator, concealed cistern, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with electric shower head attachment and shower screen, partial wet wall panelling.

FIRST FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, coving to the ceiling, loft access via loft hatch with wooden fitted steps and the loft is fully boarded with light. Doors to bedrooms and bathroom/w.c.

BEDROOM ONE
14'1" x 8'4" (4.3m x 2.55m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, fitted storage units and wardrobes.



BEDROOM TWO
10'0" x 8'3" (3.06m x 2.53m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

BEDROOM THREE
10'5" x 5'11" max x 2'7" min (3.19m x 1.81m max x 0.8m min)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, access to overstairs storage cupboard which houses the Worcester combi boiler.

BATHROOM/W.C.
3'10" x 6'1" (1.18m x 1.86m)
Frosted UPVC double glazed window to the rear, spotlighting to the ceiling, chrome ladder style central heating radiator, concealed cistern with low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap, P-shaped bath with mixer tap and shower head attachment as well as overhead shower and glass shower screen. Partially tiled.

OUTSIDE
To the front there is a block paved driveway providing off road parking, planted features and the driveway leads also upto the front door. Timber fencing to either side and walls to the front. The rear garden incorporates several different features, an area that is laid to lawn, some block paved areas and a decked patio area perfect for outdoor dining and entertaining purposes, raised planted beds and is fully enclosed by walls and timber fencing with timber gate to the rear. Space for a garden shed beyond the garden itself and there are farmers fields ideal for rural walks.

COUNCIL TAX BAND
The council tax band for this property is B

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.