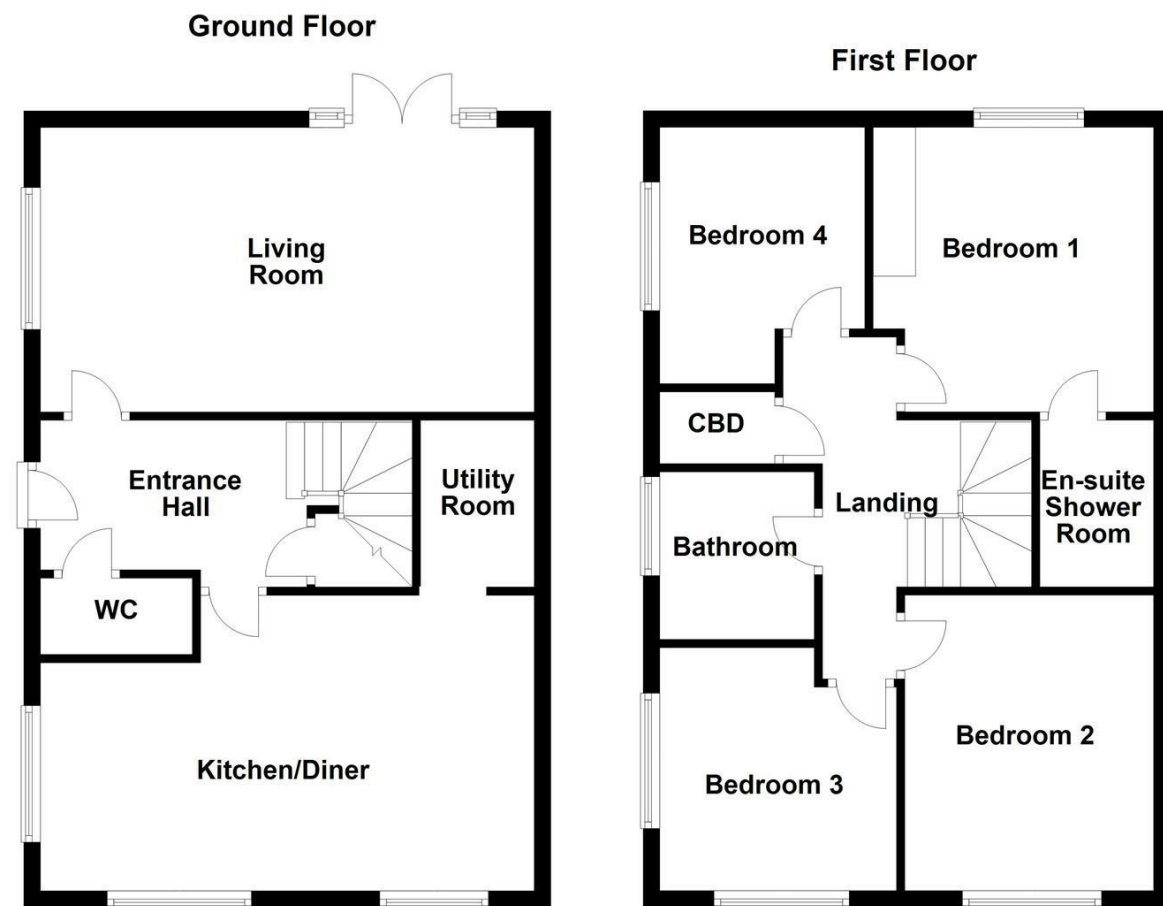




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2 Topcliffe Way, Castleford, WF10 5WE

For Sale Freehold £350,000

Situated on this modern and attractive development is this well presented four bedroom family home benefitting from open plan kitchen/diner, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, spacious living room, downstairs w.c., open plan kitchen/diner and utility room. The first floor landing leads to four bedrooms (principal bedroom with en suite) and the main house bathroom/w.c. Outside to the front is an Indian stone paved pathway leading to the front door and low maintenance pebbled area and lawn with privet hedge bordering. A timber gate access the enclosed South facing rear garden which comprises of two Indian stone paved patio areas and attractive lawn. A timber gate access the rear leading to the driveway providing off road parking for two vehicles and single detached garage.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. For professionals who look to commute further afield Castleford does have its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

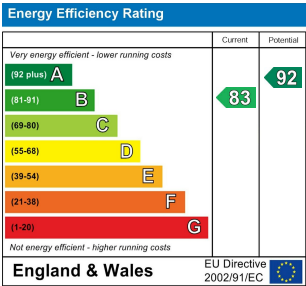
Only a full internal inspection will reveal all that's offer at this quality home and an early viewing comes highly recommended.

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 HALL

Composite front entrance door, fully porcelain tiled floor, central heating radiator and doors to the downstairs w.c., kitchen/diner, understairs storage cupboard and living room.

LIVING ROOM

11'3" x 19'7" [3.44m x 5.99m]
UPVC double glazed window to the front and a set of UPVC double glazed French doors to the side with windows either side. Two central heating radiators.



W.C.
2'11" x 5'0" [0.91m x 1.54m]

Partially tiled walls, low flush w.c., pedestal wash basin with mixer tap, central heating radiator, fully tiled floor and extractor fan.

KITCHEN/DINER

11'8" [max] x 8'10" [min] x 19'7" [3.57m [max] x 2.7m [min] x 5.97m]
Range of wall and base high gloss units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, kick heater, integrated dishwasher, integrated double oven and grill with four ring gas hob and cooker hood over. Integrated fridge/freezer, fully porcelain tiled floor, cupboard housing the condensing regular boiler, downlights built into the wall cupboards, UPVC double glazed windows to the side and front, central heating radiator and feature archway providing access into the utility room.



UTILITY ROOM
6'6" x 4'7" [2.0m x 1.42m]

Range of base units with laminate work surface over and laminate upstanding above, fully porcelain tiled floor, central heating radiator and integrated washing machine.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to four bedrooms, airing cupboard and the house bathroom.

BEDROOM ONE

9'10" [min] x 11'0" [max] x 11'5" [3.01m [min] x 3.37m [max] x 3.50m]
UPVC double glazed window overlooking the side elevation, central heating radiator, fitted wardrobes and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'5" x 4'6" [1.96m x 1.38m]

Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and wall hung wash basin with mixer tap. Partially tiled walls, central heating radiator and extractor fan.

BEDROOM TWO

9'8" x 11'11" [2.97m x 3.64m]
UPVC double glazed window overlooking the side aspect and central heating radiator.



BEDROOM THREE

8'5" [min] x 9'10" [max] x 9'7" [2.57m [min] x 3.02m [max] x 2.93m]
UPVC double glazed windows to the front and side, central heating radiator.

BEDROOM FOUR

8'0" [min] x 10'1" [max] x 8'4" [2.44m [min] x 3.09m [max] x 2.55m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

6'2" x 6'7" [1.89m x 2.03m]
Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, wall hung wash basin with chrome mixer

tap and low flush w.c. Central heating radiator, extractor fan, partially tiled and UPVC double glazed frosted window to the front elevation.



OUTSIDE

To the front is an Indian stone paved pathway leading to the front door and low maintenance pebbled area and lawn with privet hedge bordering. A timber gate provides access to the enclosed rear garden. Within the South facing rear garden is an Indian stone paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden and further Indian stone paved patio with timber wooden pergola over. A pathway and timber gate leading to a tarmacadam driveway providing off road parking for two vehicles leading to the single detached garage [5.30m x 2.61m] with manual up and over door, power and light within. The rear garden is completely enclosed by solid walls and timber fencing on all three sides.



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.