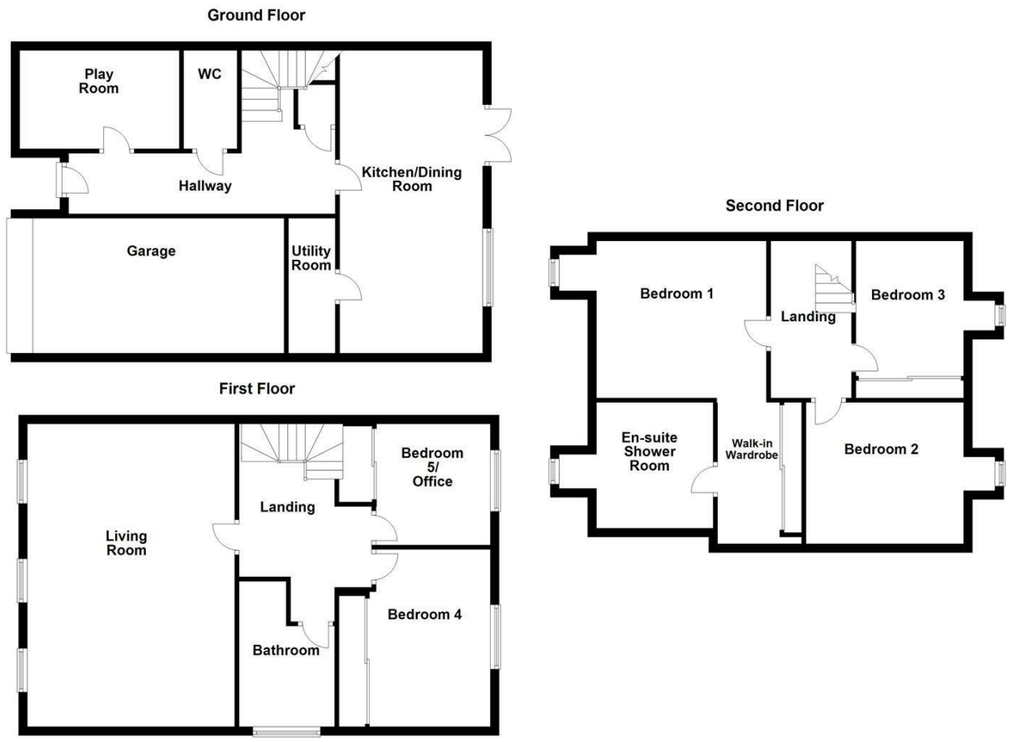
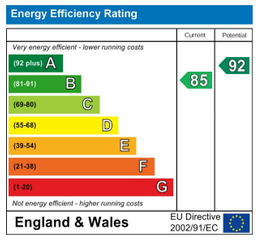


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

24 Voysey Avenue, Castleford, WF10 5UX

For Sale Freehold £395,000

Situated on this modern development is this superb five bedroom detached house with driveway parking and stunning rear garden.

The accommodation briefly comprises entrance hall, downstairs w.c., play room, kitchen diner with utility room, first floor landing, living room, family bathroom/w.c. and two of the five bedrooms (currently used as a dressing room and office). To the second floor there are the further three bedrooms, the main bedroom benefiting from walk in storage and en suite shower room/w.c. Externally to the front of the property there is driveway parking for three cars and to the rear there is stunning patio seating area with artificial lawns, corner pergola with a hot tub area and children's play area.

The property is ideally located for all local shops and amenities including schools, whilst also only being a short drive away from Junction 31 of the M62 motorway network for those looking to commuter further afield.

Done to a superb standard, this property would make a fantastic home and a viewing is recommended.

ACCOMMODATION

ENTRANCE HALLWAY
Front composite entrance door into the entrance hallway. Access to the play room, downstairs w.c., kitchen dining room leading to the utility room. Solid wood flooring, central heating radiator, spotlights to the ceiling.

PLAY ROOM
11'11" x 7'4" (3.65m x 2.25m)
UPVC triple glazed window to the front, central heating radiator, solid wood flooring. Currently used as a play room but could also be a snug/second reception room.

DOWNSTAIRS W.C.
4'0" x 7'4" (1.22m x 2.25m)
Wash hand basin with mixer tap, low level w.c., central heating radiator, spotlights to the ceiling, tiled floor and extractor fan.

KITCHEN DINER
22'8" x 10'8" (6.91m x 3.27m)
UPVC triple glazed window to the rear elevation, UPVC triple glazed French doors leading out to the rear garden, an array of wall and base high gloss units, laminate work surface with feature lighting, downlights, breakfast bar, integrated dishwasher, integrated wine cooler, double oven with electric hob, space for a fridge freezer, stainless steel sink and drainer unit with mixer tap, central heating radiator and spotlights. Access to the utility room.

UTILITY ROOM
3'6" x 10'1" (1.07m x 3.08m)
Wall and base units for storage with laminate worktops, integrated washing machine and plumbing for a separate sink. Central heating radiator and spotlights to the ceiling.

FIRST FLOOR LANDING
Access to two bedrooms, living room and family bathroom/w.c.

LIVING ROOM
22'8" x 15'6" (6.91m x 4.74m)
Three UPVC triple glazed windows to the front elevation, two central heating radiators, solid wood flooring, wood panel feature wall, t.v. point.

BEDROOM FOUR
11'4" x 13'3" (3.46m x 4.05m)
UPVC triple glazed window to the rear elevation, central heating radiator, fitted wardrobes with sliding mirrored doors. Currently used a dressing room.

BEDROOM FIVE/OFFICE
11'4" max x 8'6" (3.46m max x 2.61m)
UPVC triple glazed window to the rear, central heating radiator, mirrored sliding storage currently used as a home office.

BATHROOM/W.C.
10'10" x 7'1" (3.32m x 2.18m)
Bath suite with mixer tap, low flush w.c., double shower cubicle with double head shower, wash hand basin with mixer tap, wall mounted vanity unit, spotlights to the ceiling, chrome ladder style radiator, triple glazed frosted UPVC window to the side elevation.

SECOND FLOOR LANDING
Access to three bedrooms.

BEDROOM ONE
12'9" x 11'9" (3.89m x 3.59m)
UPVC triple glazed window to the front elevation, central heating radiator, walk in mirrored wardrobes creating a separate dressing area and provides access to the en suite shower room/w.c.

SHOWER ROOM/W.C.
9'4" x 8'9" (2.87m x 2.67m)
UPVC triple glazed window to the front elevation, double shower cubicle with waterfall shower head, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and spotlights to the ceiling.

BEDROOM TWO
11'9" max x 10'7" (3.60m max x 3.23m)
UPVC triple glazed window to the rear, central heating radiator.

BEDROOM THREE
8'5" max x 8'0" (2.59m max x 2.46m)
UPVC double glazed triple window to the rear elevation, central heating radiator, fitted wardrobes with sliding doors.

OUTSIDE
To the front there is a small lawned area at the side with block paved driveway providing off road parking for three vehicles and access to the attached garage with up and over door, power and light. Access down the side of the property the rear garden. To the rear there is a superb landscaped garden with Indian stone paving, artificial lawn area, corner hot tub area with pergola (which can be negotiated with the sale) and a soft play area for children. The garden is superbly presented and low maintenance.

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 Castleford office and they will be pleased to arrange a suitable appointment.