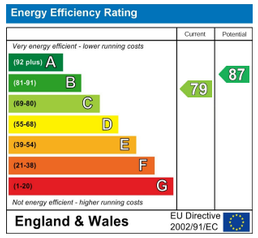


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Hill Court, Castleford, WF10 4BN

For Sale Freehold Asking Price £385,000

A large and deceptively spacious four double bedroomed detached family house with two en suites and a huge living dining kitchen, all finished to an excellent standard.

With a gas fired central heating system and sealed unit double glazed windows, this modern and well presented family home is approached via a welcoming central reception hall that has a guest toilet off to the side. The main living room is to the front of the house and has double doors through into a fantastic living dining kitchen that extends out to the garden and is fitted to a brilliant standard. In addition, there is a utility room as well as a useful office, ideal for the much sought after working from home space. To the first floor, the principal bedroom and second double bedroom both have en suite shower rooms with the two further good sized bedrooms both being served by the particularly well appointed family bathroom. Outside, the property has ample parking to the front leading up to the attached garage. To the rear there is an enclosed garden with a good sized lawn, paved patio sitting area and low maintenance area.

The property is situated in this popular residential neighbourhood in the sought after area of Castleford. A good range of local shops, schools and recreational facilities are close at hand with a broader range of amenities in the town centre. The national motorway network is also readily accessible.

ACCOMMODATION

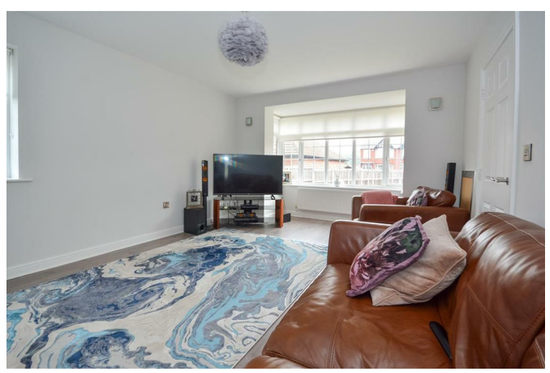
RECEPTION HALL
11'5" x 6'2" (3.5m x 1.9m)
Panelled front entrance door with side screen, stairs to the first floor, wood effect laminate flooring and central heating radiator.

GUEST TOILET
5'10" x 2'11" (1.8m x 0.9m)
Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and corner wash basin with cupboard under. Central heating radiator and extractor fan.

LIVING ROOM
15'1" x 12'1" (4.6m x 3.7m)
Square bay to the front and an additional window to the side, double central heating radiator and continuation of the wood effect laminate flooring. Double doors through to the family room.

OFFICE
12'1" x 10'5" (3.7m x 3.2m)
Window to the side and central heating radiator.

LIVING DINING KITCHEN
29'10" x 11'9" plus 10'5" x 10'2" (9.1m x 3.6m plus 3.2m x 3.1m)
Forming the practical hub of this fantastic family home a living dining kitchen with to the kitchen area: a good range of modern wall and base units with laminate work tops incorporating 1 1/2 bowl stainless steel sink unit, five ring stainless steel gas hob with matching splash back and filter hood over. Built in double oven, integrated dishwasher and provision for a side-by-side American style fridge/freezer. To the family room area: two central heating radiators and windows to the side and rear. To the dining area: two further central heating radiators and French doors out to the back garden.



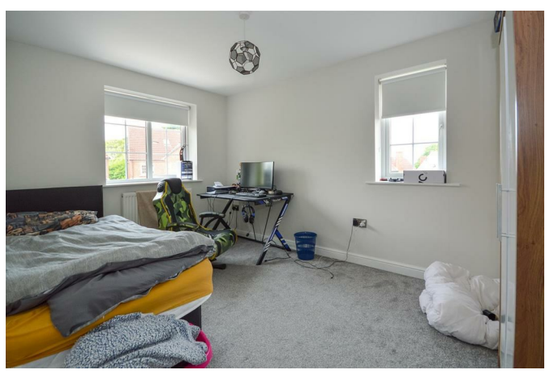
UTILITY
6'10" x 5'10" (2.1m x 1.8m)
A further range of matching wall and base units incorporating stainless steel sink unit, laminate work tops and tiled splash back. Space and plumbing for a washing machine and tumble dryer. Central heating radiator, external door to the side and extractor fan.

FIRST FLOOR LANDING
Central landing with loft access point.

BEDROOM ONE
14'1" x 12'5" (4.3m x 3.8m)
Windows to the front and side and central heating radiator.

EN SUITE/W.C.
6'2" x 6'2" (1.9m x 1.9m)
Frosted window to the front, tiled walls and floor. Fitted to an excellent standard with a deep shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. Electric shaver socket and extractor fan.

BEDROOM TWO
11'9" x 10'9" (3.6m x 3.3m)
Window overlooking the back garden and having a central heating radiator.



EN SUITE/W.C.
7'6" x 3'7" (2.3m x 1.1m)
Frosted window to the side, tiled walls and floor. Fitted with a three piece suite comprising wide shower cubicle with twin head shower and glazed screen, vanity wash basin with drawers under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

BEDROOM THREE
12'9" x 9'2" (3.9m x 2.8m)
Windows to the side and rear and central heating radiator.

BEDROOM FOUR
9'2" x 8'2" (2.8m x 2.5m)
Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.
10'5" x 7'6" (3.2m x 2.3m)
Fitted to a luxurious standard with a white and chrome four piece suite comprising freestanding bath with shower attachment, separate shower cubicle with twin head shower and glazed screens, vanity wash basin with drawers under and low suite w.c. Tiled walls and floor. Chrome ladder style heated towel rail, frosted window to the front, electric shaver socket and extractor fan.

OUTSIDE
To the front the property has a patterned concrete parking area leading up to the attached garage. Immediately to the front of the property there is a lawned garden with path leading to the front door. To the rear of the house there is a lovely enclosed garden, laid mainly to lawn with a paved patio sitting area and gravelled low maintenance area.

GARAGE
16'4" x 16'0" (5.0m x 4.9m)
Automated up and over door to the front, as well as a wall mounted Vokera gas fired central heating boiler and insulated hot water cylinder.

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 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.