



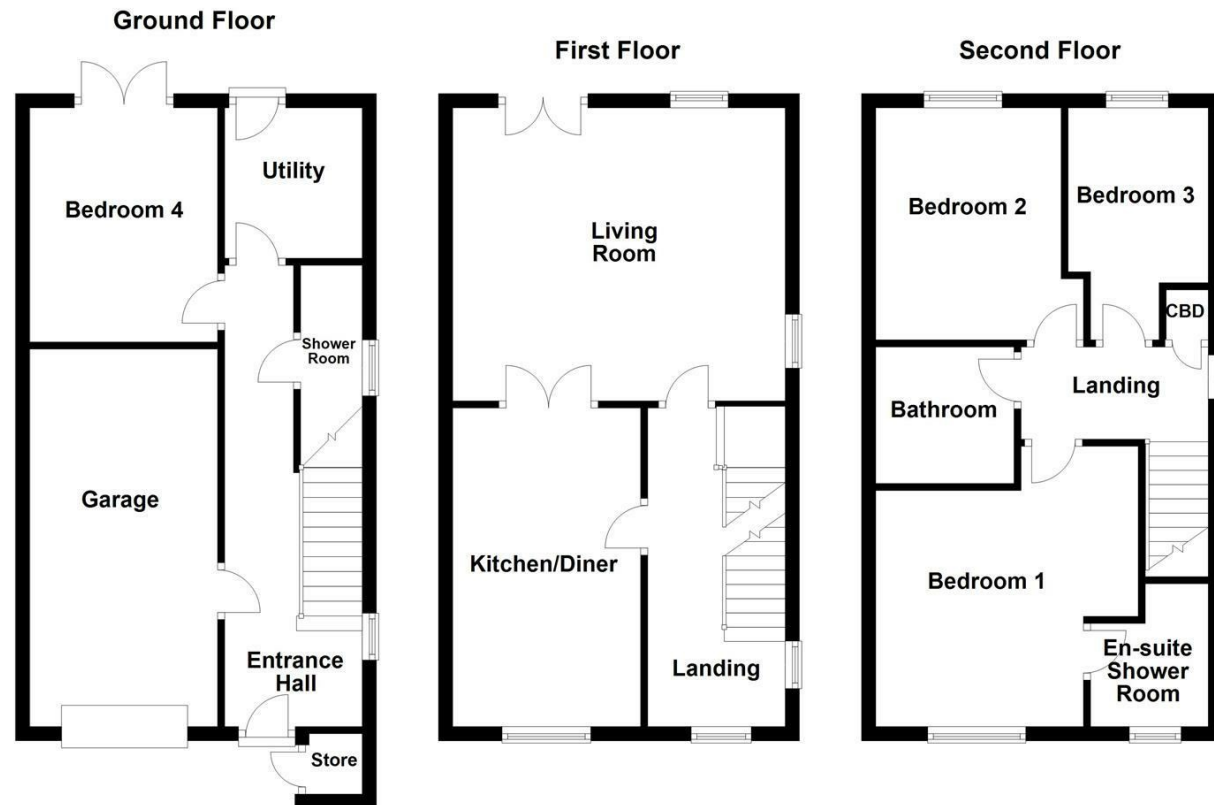
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### 34 Bellflower Close, Castleford, WF10 5UF

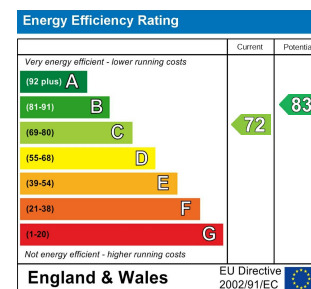
For Sale Freehold £230,000

Situated on this modern development in Whitwood is this four bedroom semi detached property with accommodation spanning over three floors and benefitting from ample reception space, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, integral garage, downstairs shower room/w.c., utility and bedroom four. The first floor landing leads to living and kitchen/diner. A further set of stairs leads to the second floor landing which provides access to three bedrooms (bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front there is a lawned garden and tarmac driveway leading to the single integral garage. There is a paved pathway to the front door and access to a brick built outside store. To the rear, the garden is laid to lawn incorporating raised composite decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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 commute further afield.

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



**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.

**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,  
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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



#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, UPVC double glazed window to the side, coving to the ceiling, stairs to the first floor landing and doors leading to the garage, downstairs shower room, utility and bedroom four.

##### GARAGE

Power and light. Manual up and over door.

##### SHOWER ROOM/W.C.

21'1" x 9'11" [0.89m x 3.04m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Extractor fan, shaver socket point and shower cubicle with shower head attachment.

##### UTILITY

6'11" x 6'3" [2.12m x 1.93m]

Door to the rear garden, extractor fan, base units with laminate work surface over, stainless steel sink and drainer with mixer tap and partial tiled splash back. Central heating radiator, space and plumbing for a washing machine and tumble dryer. The ideal boiler is housed in here.



##### BEDROOM FOUR

10'9" x 8'6" [3.3m x 2.6m]

Central heating radiator and a set of UPVC double glazed French doors to the rear garden.



##### FIRST FLOOR LANDING

Coving to the ceiling, stairs to the second floor landing, UPVC double glazed windows to the front and side and doors to the living room and kitchen/diner.

##### KITCHEN/DINER

14'8" x 8'8" [4.49m x 2.66m]

Central heating radiator, set of double doors through to the living room, UPVC double glazed window to the front and spotlights to the ceiling. Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven, four ring gas hob with stainless steel extractor hood above, integrated fridge/freezer and integrated dishwasher.



##### LIVING ROOM

15'5" x 13'7" [4.7m x 4.16m]

Set of UPVC double glazed French doors in a Juliet style balcony looking out to the rear, UPVC double glazed windows to the side and rear. Central heating radiator, coving to the ceiling and an electric fireplace with marble hearth, surround and wooden mantle.



##### SECOND FLOOR LANDING

Coving to the ceiling, access to a storage cupboard, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

13'1" x 10'1" [max] x 3'4" [min] [3.99m x 3.08m [max] x 1.03m [min]]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, fitted wardrobes and door leading to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

5'5" x 6'6" [max] x 4'8" [min] [1.66m x 2.0m [max] x 1.43m [min]]

UPVC double glazed frosted window to the front, shaver socket point, extractor fan, spotlights to the ceiling, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back. Shower cubicle with shower head attachment and glass shower screen.

##### BEDROOM TWO

10'8" x 9'6" [max] x 8'6" [min] [3.26m x 2.92m [max] x 2.6m [min]]

UPVC double glazed window to the rear and central heating radiator.

##### BEDROOM THREE

10'8" x 6'6" [max] x 2'9" [min] [3.26m x 2.0m [max] x 0.85m [min]]

UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

6'3" x 6'4" [1.91m x 1.95m]

Spotlights to the ceiling, extractor fan, central heating radiator, shaver socket point, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap.



##### OUTSIDE

To the front the garden is laid to lawn with a tarmac driveway leading to the single integral garage with manual up and over door. There is also a paved pathway to the front door and access to a brick built outside store. To the rear there is a lawned garden incorporating raised composite decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.