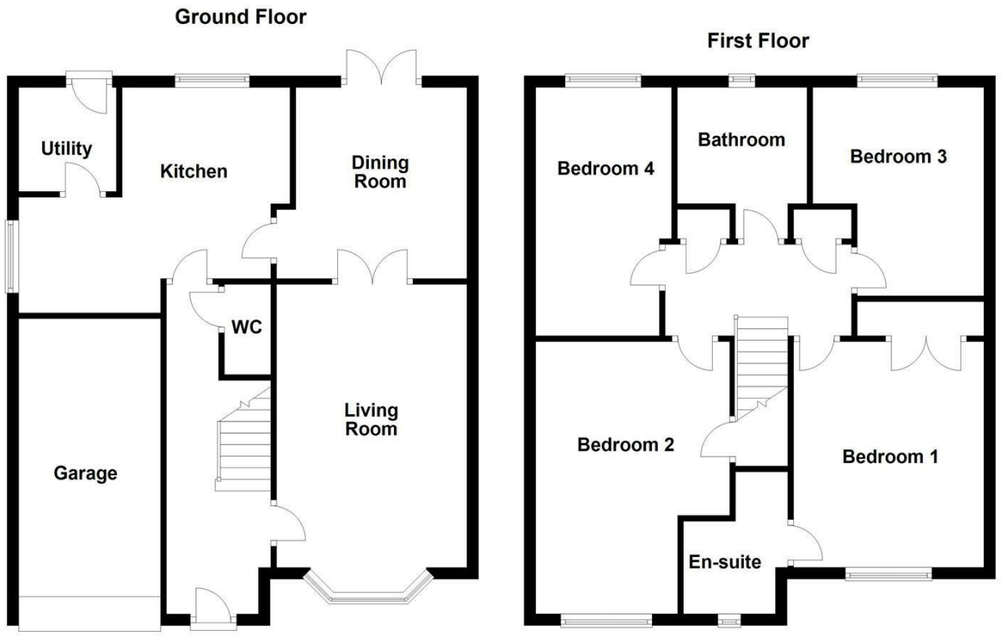

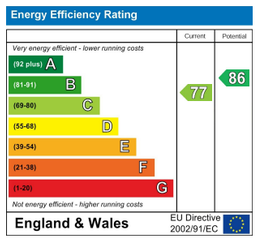

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

12 Holywell Avenue, Castleford, WF10 3FD

For Sale Freehold Guide Price £300,000

A well presented and deceptively spacious four bedroom detached family house with en suite to the principal bedroom and a lovely thoughtfully landscaped garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented family home is approached via a welcoming central reception hallway that has a guest cloakroom off to the rear. The main living room is of good proportions having a splay bay window to the front and a feature fireplace as well as double doors that lead through into an adjoining dining room. The dining room has French doors out to the patio to the rear. The kitchen is fitted with a broad range of modern units with integrated cooking facilities and an adjoining dining area that leads through to a separate utility room. To the first floor the principal bedroom has an en suite shower room with three further well proportioned bedrooms all being served by a well appointed family bathroom/w.c. Outside, there is a double width driveway leading up to the integral single garage as well as a neat lawned front garden. To the rear there is a thoughtfully landscaped garden designed specifically for low maintenance with paved sitting areas and crushed slate features as well as a well stocked shrubbery bed.

The property is situated in this popular residential neighbourhood within easy reach of a good range of local shops, schools and recreational facilities. A broad range of amenities are available in the nearby town centre of Castleford and the national motorway network is readily accessible.

ACCOMMODATION

RECEPTION HALL
18'8" x 5'10" (5.7m x 1.8m)
With a composite front entrance door, wood strip flooring, stairs to the first floor and central heating radiator.

GUEST CLOAKROOM/W.C.
4'11" x 2'7" (1.5m x 0.8m)
Two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator and extractor fan.

LIVING ROOM
15'8" x 10'9" (4.8m x 3.3m)
Splay bay window to the front, two double central heating radiators, engineered wood flooring, double doors to the adjoining dining room and a feature Limestone fireplace with living flame coal effect gas fire.

DINING ROOM
10'9" x 9'10" (3.3m x 3m)
With double French doors out to the patio to the rear, wood strip flooring and a central heating radiator.

KITCHEN
10'5" x 9'6" plus 6'6" x 5'10" (3.2m x 2.9m plus 2.0m x 1.8m)
With windows to both the rear and side, double central heating radiator and fitted with a good range of wooden fronted wall and base units with laminate worktops and tiled splashbacks, inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in oven, integrated dishwasher, fridge and freezer, space for an additional tall fridge freezer and to the dining area at the side a connecting door through to the utility room.

UTILITY ROOM
5'6" x 5'2" (1.7m x 1.6m)
Composite rear door to the patio at the rear. Fitted with matching range of units with laminate worktop and a further stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer. Wall mounted Ideal Logic gas fired central heating boiler.

FIRST FLOOR LANDING
Central heating radiator, loft access hatch and a built in airing cupboard housing the insulated hot water cylinder as well as an additional separate linen cupboard.

BEDROOM ONE
12'9" x 11'1" plus recess to wardrobe (3.9m x 3.4m plus recess to wardrobe)
Double fronted wardrobe, window to the front and central heating radiator. Connecting door through to the en suite/w.c.

EN SUITE/W.C.
8'2" x 5'2" (max) (2.5m x 1.6m (max))
Part tiled walls and floor. Frosted window to the front. Fitted with a three piece white and chrome suite comprising shower cubicle with folding glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator and extractor fan.

BEDROOM TWO
15'5" x 10'9" (max) (4.7m x 3.3m (max))
Window to the front, double central heating radiator and a useful overstair cupboard.

BEDROOM THREE
11'9" x 9'6" (3.6m x 2.9m)
Window to the rear and a central heating radiator.

BEDROOM FOUR
13'9" x 8'2" (max) (4.2m x 2.5m (max))
Window overlooking the rear garden, central heating radiator and a full width range of full height fitted wardrobes.

BATHROOM/W.C.
7'2" x 6'6" (2.2m x 2.0m)
Frosted window to the rear, part tiled walls and tiled floor. Modern white and chrome three piece suite comprising panelled bath with shower over, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Central heating radiator and extractor fan.

OUTSIDE
To the front there is a double width drive leading to the integral garage. The front garden is laid mainly to lawn with a paved pathway to the front entrance door. To the rear there is a professionally landscaped garden and thoughtfully designed for low maintenance and with paved patio seating areas, crushed slate features and established shrubbery bed.

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.

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

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.