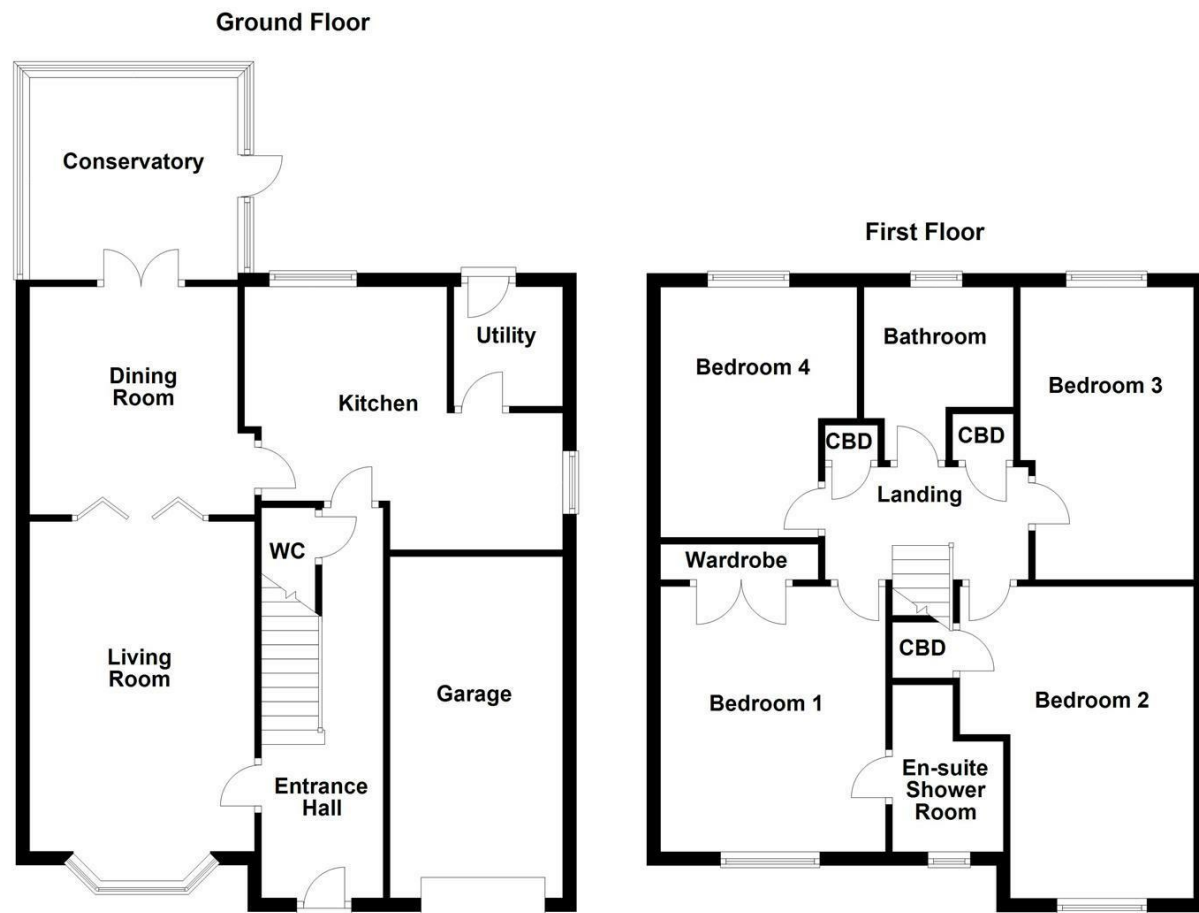




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



## 14 Holywell Avenue, Castleford, WF10 3FD

### For Sale Freehold £315,000

Situated on this modern development is this superbly presented four bedroom detached family home benefitting from generous sized reception space, ample off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, dining room, conservatory downstairs w.c. and kitchen with utility room off. The first floor landing leads to four well proportioned bedrooms (bedroom one boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front there is a lawned garden and tarmac driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is a low maintenance rear garden with a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Castleford is ideal for a range of buyers, as for the growing family looking to move to the area it is aptly placed for local amenities such as shops and schools and these can be found within walking distance. For the commuter, the property is close by to local bus routes to neighbouring towns such as Pontefract and Knottingley. Castleford does have its own bus station and two train stations. For those who look to commute further afield the M62 motorway link is also only a short distance from the property.

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



## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, coving to the ceiling and doors to the living room, downstairs w.c. and kitchen.

### W.C.

27' x 50" [0.8m x 1.53m]

Central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

### KITCHEN

15'3" x 12'8" [max] x 6'3" [min] [4.65m x 3.88m [max] x 1.93m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring induction hob with extractor hood above, integrated double oven, integrated dishwasher, space and plumbing for an American style fridge/freezer. Doors leading through to the dining room and utility, central heating radiator, coving to the ceiling, spotlights and UPVC double glazed windows to the rear and side.

### UTILITY

5'8" x 5'2" [1.75m x 1.58m]

Central heating radiator, composite rear door, wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine and tumble dryer. Extractor fan and the Ideal combi boiler is housed in here.

### DINING ROOM

10'10" x 10'9" [max] x 9'10" [min] [3.31m x 3.29m [max] x 3.01m [min]]

Coving to the ceiling, central heating radiator and a set of UPVC double glazed French doors to the conservatory and a set of folding doors to the living room.

### LIVING ROOM

17'5" x 10'9" [max] x 3'2" [min] [5.32m x 3.28m [max] x 0.99m [min]]

UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling and wall mounted electric fireplace.



### CONSERVATORY

9'3" x 9'5" [2.83m x 2.89m]

Surrounded by UPVC double glazed floor to ceiling windows and UPVC double glazed door to the rear.



### FIRST FLOOR LANDING

Coving to the ceiling, loft access, central heating radiator and doors to two storage cupboards, four bedrooms and the house bathroom.

### BEDROOM ONE

10'11" x 14'9" [max] x 12'7" [min] [3.34m x 4.51m [max] x 3.86m [min]]

An array of fitted wardrobes and dressing table unit, central heating radiator, coving to the ceiling and UPVC double glazed window to the front. Access to the en suite shower room.



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

5'2" x 8'0" [max] x 4'7" [min] [1.6m x 2.46m [max] x 1.41m [min]]

UPVC double glazed frosted window to the front, spotlights to the ceiling, extractor fan, central heating radiator, concealed cistern low flush w.c., ceramic wash basin with storage unit and mixer tap. Shower cubicle with shower head attachment and glass shower screen. Partially tiled.



### BEDROOM TWO

15'3" x 10'9" [max] x 8'9" [min] [4.67m x 3.3m [max] x 2.68m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and access to an overstairs storage cupboard.



### BEDROOM THREE

13'11" x 8'1" [max] x 7'4" [min] [4.25m x 2.48m [max] x 2.25m [min]]

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

### BEDROOM FOUR

11'10" x 9'6" [max] x 7'3" [min] [3.62m x 2.9m [max] x 2.23m [min]]

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

### BATHROOM/W.C.

8'3" x 7'3" [max] x 3'4" [min] [2.53m x 2.23m [max] x 1.03m [min]]

UPVC double glazed frosted window to the rear, central heating radiator, spotlights to the ceiling, extractor fan, concealed cistern low flush w.c., ceramic wash basin with storage unit and mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



### OUTSIDE

To the front the garden is laid to lawn and tarmac driveway providing off road parking for two vehicles leading to the single integral garage [5.14m x 2.44m] with manual up and over door, power and light. To the rear is a low maintenance rear garden with a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



### 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.