Richard Kendall Estate Agent

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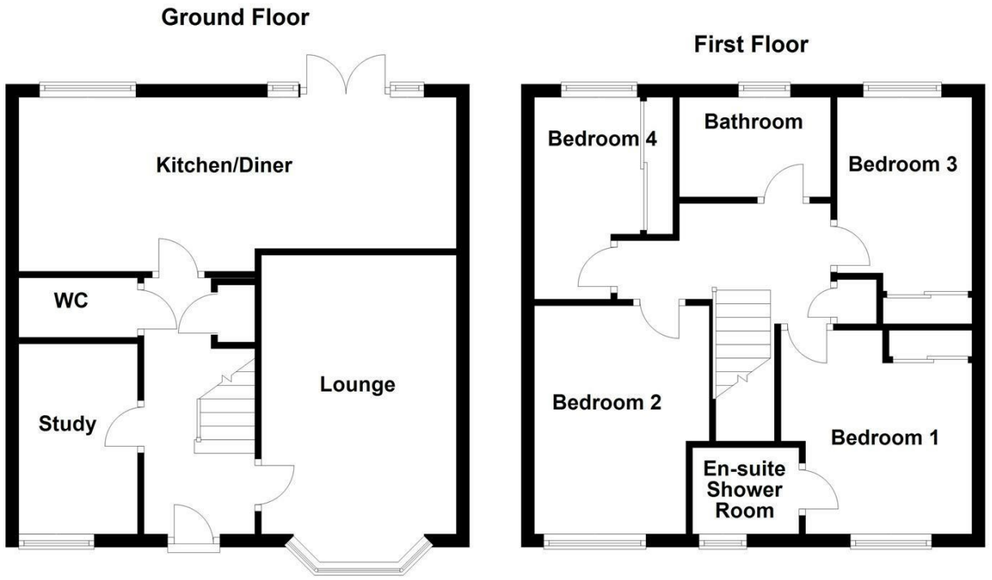
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



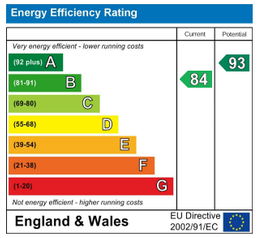
25 Craig Hopson Avenue, Castleford, WF10 5UT

For Sale Freehold £350,000

This impeccably presented four double bedroom detached family home is situated on a popular modern development with Castleford, close to amenities and with excellent transport links. This property is available with no onward chain.

The accommodation is set over two floors and the ground floor comprises entrance hall, study, downstairs w.c., spacious lounge and stylish dining kitchen. To the first floor there are four double bedrooms, the main bedroom benefiting from en suite facilities, there is also the family bathroom/w.c. Externally to the front there is an attractive low maintenance garden with a driveway leading to a single garage. To the rear there is a good size garden offering an excellent degree of privacy, ideal for outdoor entertaining.

This superb home is sure to impress even the most discerning buyers and an internal inspection is certainly a must to appreciate the space and quality on offer.



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.

ACCOMMODATION

ENTRANCE HALL
6'2" x 13'5" (1.9m x 4.1m)
Front facing composite double glazed entrance door. Stairs to the first floor landing with useful understairs storage cupboard, wood effect tiled flooring, doors leading off to the lounge, dining kitchen, downstairs w.c. and a useful second reception room currently used as a study. Double central heating radiator.

LOUNGE
12'5" x 15'5" plus bay window (3.8m x 4.72m plus bay window)
Front facing UPVC double glazed bay window, two central heating radiators.

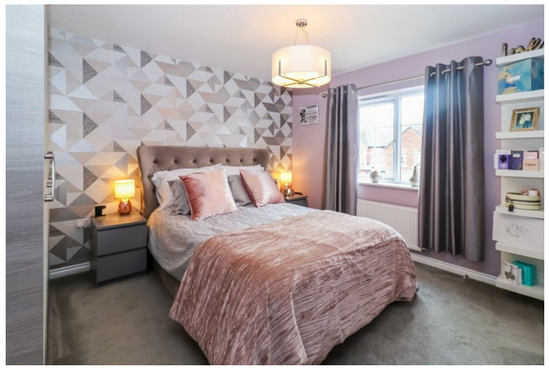
STUDY
6'9" x 10'6" (2.07m x 3.22m)
Front facing UPVC double glazed window, double central heating radiator.

DOWNSTAIRS W.C.
3'4" x 6'9" (1.02m x 2.06m)
Low flush w.c., pedestal wash hand basin with tiled splashback, tiled flooring, double central heating radiator and fan.

DINING KITCHEN
26'2" x 10'4" max (8m x 3.17m max)
A spacious light and airy dining kitchen. Stylish high gloss fitted kitchen with a range of wall and base units, complimentary wood effect laminate work surface over incorporating a stainless steel four ring hob and extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit, double electric oven, double integrated fridge freezer, full size integrated dishwasher, integrated automatic washing machine, tiled splashbacks, tiled flooring, spotlights to the ceiling and UPVC double glazed window to the rear. Cupboard housing the combination central heating boiler. The dining area has UPVC double glazed set of French doors with windows to either side opening out onto the rear garden, two double central heating radiators.

FIRST FLOOR LANDING
Doors to the four bedrooms and house bathroom/w.c. Loft hatch leading to the insulated part boarded loft. Double central heating radiator and cupboard housing the hot water tank.

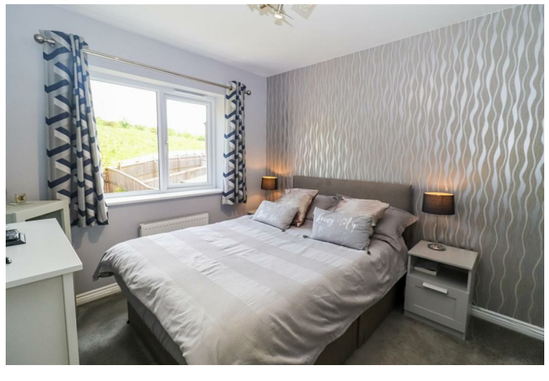
BEDROOM ONE
12'4" inc wardrobes x 12'8" max (3.76m inc wardrobes x 3.88m max)
Front facing UPVC double glazed window, double central heating radiator, fitted wardrobes and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.
5'3" x 6'5" max (1.62m x 1.97m max)
Low flush w.c., wall mounted pedestal wash hand basin with chrome mixer tap, double width shower cubicle with glazed screen and mains shower inset, part tiling to the walls, tiled flooring, spotlights to the ceiling, fan and UPVC double glazed obscured glass window to the front.

BEDROOM TWO
10'0" max x 13'10" (3.05m max x 4.22m)
Front facing UPVC double glazed window, double central heating radiator.

BEDROOM THREE
8'11" max x 10'8" to wardrobes (2.74m max x 3.26m to wardrobes)
Rear facing UPVC double glazed window, double central heating radiator, fitted wardrobes.



BEDROOM FOUR
11'2" max x 7'11" to wardrobe front (3.41m max x 2.43m to wardrobe front)
Rear facing UPVC double glazed window, double central heating radiator.

HOUSE BATHROOM/W.C.
5'5" x 6'9" (1.67m x 2.06m)
Rear facing UPVC double glazed obscured glass window. Three piece suite comprising panelled bath with glazed screen and mains shower over, wall mounted wash hand basin with chrome mixer tap, low flush w.c., part tiling to the walls, tiled flooring, chrome heated towel rail and fan.

OUTSIDE
To the front of the property there is a low maintenance artificial lawn with gravelled area with a range of mature shrubs with steps leading to the entrance. Driveway to the side leading to the single garage. The rear garden is enclosed offering an excellent degree of privacy with a generous paved patio seating area, laid to lawn, raised composite decked seating area to the rear. Fenced boundaries, range of mature shrubs and trees and a useful shed for storage.

COUNCIL TAX BAND
The council tax band for this property is D.

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