Richard Kendall Estate Agent

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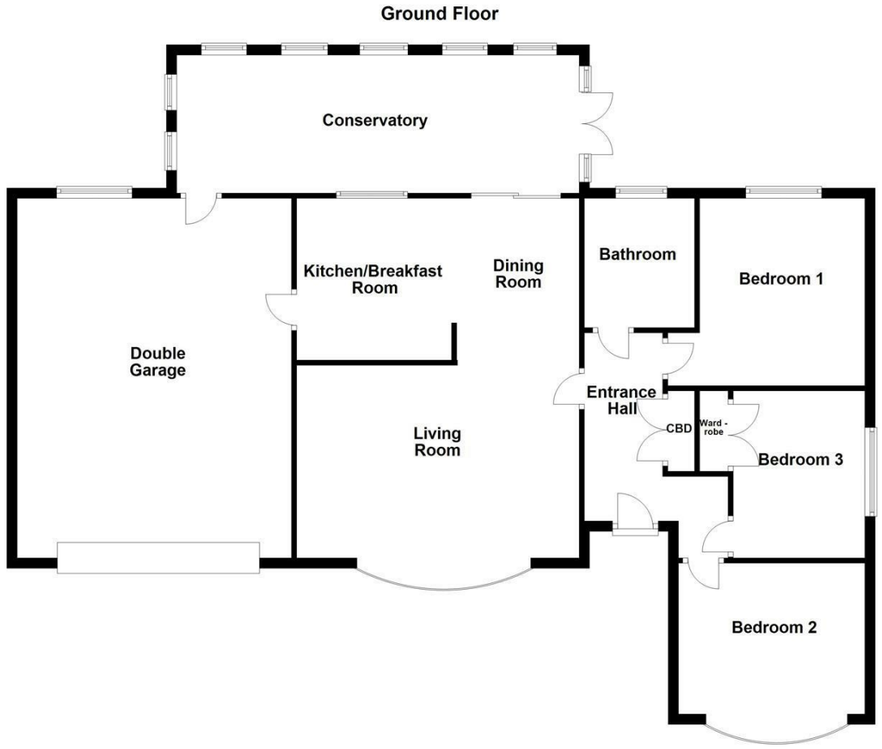


1 Redhill Gardens, Castleford, WF10 4QJ

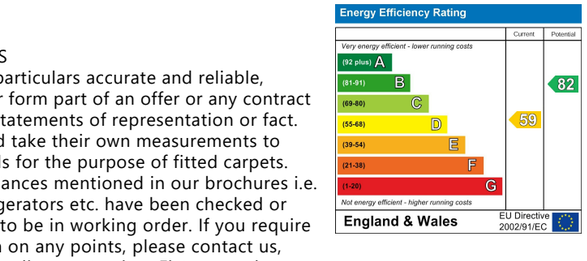
For Sale Freehold £315,000

Nestled in a cul-de-sac location is this superbly presented three bedroom detached bungalow benefitting from well proportioned accommodation and attractive expansive front and rear gardens.

The property briefly comprises of the entrance hall, storage cupboard, living room, bathroom/w.c., three bedrooms, dining room, conservatory, kitchen/breakfast room and integral double garage. Outside to the front the garden is laid to lawn with a tarmacadam and pebbled driveway providing off road parking for several vehicles leading to a car port. A paved pathway leads to the front door. Down the side of the property is a paved and pebbled area with space for two sheds. The rear garden is tiered with the upper tier beyond the conservatory is laid to lawn with planted features, a block paved patio area, perfect for outdoor dining and entertaining, a koi pond and fully enclosed by timber fencing. An iron gate provides access to an expansive sloped garden incorporating paved patio area, lawn and mature trees, fully enclosed by iron fencing.

The property is ideally located for excellent transport links to both Pontefract and Castleford. Local amenities can be found in the nearby towns of Pontefract and Castleford, as well as highly regarded local schools. Nationwide transport links can be found the easy access of the M62 and A1M motorway. Commuters looking to travel by train, can find train stations in both Pontefract and Castleford.

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



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
UPVC front entrance door, central heating radiator, spotlights to the ceiling, coving to the ceiling and doors to the living room, bathroom, three bedrooms and double doored storage cupboard.

BEDROOM ONE
11'10" x 12'5" (max) x 10'5" (min) (3.63m x 3.8m (max) x 3.18m (min))
Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear and fitted wardrobes with partially mirror doors.

BEDROOM TWO
11'10" x 9'7" (3.62m x 2.93m)
UPVC double glazed bow window to the front, central heating radiator and coving to the ceiling.

BEDROOM THREE
10'3" x 8'7" (3.14m x 2.64m)
UPVC double glazed window to the side, central heating radiator, coving to the ceiling and access to a double doored wardrobe/storage cupboard.

BATHROOM/W.C.
8'2" x 7'0" (2.51m x 2.14m)
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with jacuzzi style jets, mixer tap and shower head attachment. Separate shower cubicle with shower head attachment and glass shower screen.

LIVING ROOM
12'3" x 18'0" (3.74m x 5.5m)
An opening to the dining room, UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and log style electric fireplace with marble hearth, surround and mantle.

DINING ROOM
7'10" x 10'4" (2.39m x 3.15m)
An opening into the kitchen/breakfast room, central heating radiator, coving to the ceiling and a set of sliding UPVC double glazed doors to the conservatory.

CONSERVATORY
8'9" x 25'8" (2.68m x 7.83m)
Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden. Two central heating radiators, UPVC double glazed window to the kitchen and UPVC door to the double garage.

KITCHEN/BREAKFAST ROOM
9'7" x 9'10" (2.94m x 3.0m)
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker, space for an under counter fridge/freezer. Breakfast bar with laminate work surface over, door to the double garage and UPVC double glazed window to the conservatory.

DOUBLE GARAGE
22'1" x 17'5" (6.74m x 5.33m)
UPVC double glazed frosted window to the rear, UPVC door to the conservatory, power and light. Plumbing for a washing machine, laminate work surface and electric roller door to the front.

OUTSIDE
To the front of the property there is a good sized lawned garden and tarmacadam and pebbled driveway providing off road parking for several vehicles running down the side of the property leading to the car port and double garage with electric roller door. There is also a paved pathway with planted border leading to the front door. To one side of the property there is a paved pathway with pebbled border, space for two sheds and leads to the rear garden. There is an expansive garden to the rear split into tiers with the a tier laid to lawn and a block paved patio area, perfect for outdoor dining and entertaining and a pond. To the upper tier there is an iron gate leading to the sloped garden with a paved patio area, perfect for outdoor dining and entertaining leading to a lawn and mature trees, fully enclosed by iron 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.