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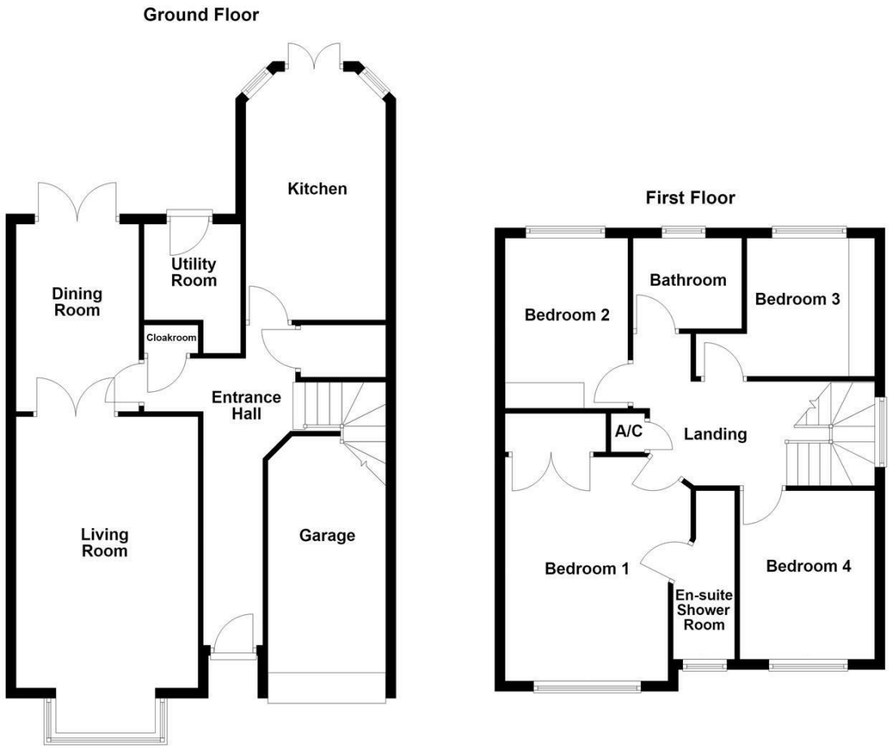


20 Orchard Way, Castleford, WF10 3UE

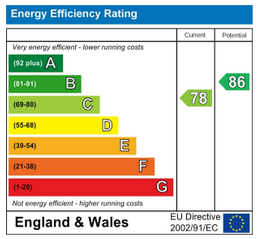
For Sale Freehold Asking Price £360,000

A fantastic opportunity to purchase this spacious four bedroom detached family home, occupying a pleasant cul-de-sac position within a modern and attractive development. The property benefits from generous living accommodation, landscaped gardens, off road parking and an integral single garage.

Steps rise to the front entrance door, which opens into a spacious entrance hall with access to the main ground floor accommodation. The large living room features double doors opening into a separate dining room, which in turn enjoys French doors leading out to the landscaped rear garden. There is also a modern fitted kitchen with integrated appliances, a separate utility room, downstairs WC and a useful built-in cloakroom cupboard. To the first floor, a spacious galleried landing provides access to four well proportioned bedrooms and a modern three piece family bathroom. The principal bedroom benefits from an en suite shower room, while bedrooms one, two and three all feature fitted wardrobes. Externally, the front of the property offers a tarmac driveway with access to the integral garage, together with an attractive lawned garden to the side. A timber gate opens onto a paved pathway leading to the rear garden. The enclosed rear garden has been thoughtfully landscaped and features an Indian stone paved patio, a lawned area, an additional decked seating area and planted borders. The garden is enclosed by timber fencing and also benefits from external lighting, power and water.

The property is well placed for local amenities, including nearby schools and regular bus services to Castleford and Pontefract. The M62 motorway network is also within easy reach, making this an ideal location for those commuting further afield.

Only a full internal inspection will reveal everything this quality family home has to offer, and an early viewing is 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
A composite front entrance door leads into the entrance hall, which has coving to the ceiling, walnut flooring and a central heating radiator. Doors provide access to the living room, dining room, cloakroom cupboard, modern kitchen and downstairs WC.

LIVING ROOM
20'4" x 7'6" (max) x 11'6" (min) (6.21m x 2.29m (max) x 3.51m (min))
Featuring coving to the ceiling, two central heating radiators and a walk-in bay window with UPVC double glazed windows overlooking the front aspect. A set of double timber doors leads through to the dining room.

DINING ROOM
12'0" x 7'11" (3.67m x 2.42m)
With coving to the ceiling, walnut flooring, a central heating radiator and UPVC double glazed French doors leading out to the landscaped rear garden.

DOWNSTAIRS W.C.
3'3" x 5'5" (1.01m x 1.66m)
Fitted with a concealed cistern low flush WC and a wall-mounted wash basin with chrome mixer tap. The room has fully tiled walls and flooring, inset spotlights, a contemporary chrome radiator and a frosted UPVC double glazed window overlooking the side aspect.

KITCHEN
16'0" x 9'0" (4.88m x 2.76m)
Fitted with a range of wall and base units with granite work surfaces, matching upstands and tiled splashbacks. There is a 1 1/2 bowl sink and drainer with swan-neck mixer tap, range cooker with five ring gas hob and extractor over, integrated fridge, integrated freezer and an integrated dishwasher. Further features include two kickboard heaters, under-cabinet lighting, inset spotlights, coving to the ceiling and contemporary cream units. Two UPVC double glazed windows overlook the rear aspect, while UPVC double glazed French doors lead out to the landscaped rear garden.

UTILITY ROOM
6'2" x 8'0" (max) x 5'11" (min) (1.89m x 2.46m (max) x 1.82m (min))
Accessed from the kitchen and fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, plumbing and space for a washing machine, space for a dryer beneath the worktop, an extractor fan and a central heating radiator. A UPVC double glazed door leads out to the rear garden.

FIRST FLOOR LANDING
A staircase with solid wooden handrail rises from the entrance hall to a spacious galleried landing. The landing has loft access, coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the side elevation. Six doors provide access to four bedrooms, the family bathroom and an airing cupboard.

BEDROOM ONE
15'5" x 12'1" (max) x 10'5" (min) (4.70m x 3.70m (max) x 3.20m (min))
Featuring a UPVC double glazed window overlooking the front elevation, coving to the ceiling, a central heating radiator and a built-in double wardrobe. A door provides access to the en suite shower room.

EN SUITE SHOWER ROOM
10'3" x 4'0" (max) x 2'5" (min) (3.13m x 1.23m (max) x 0.76m (min))
Fitted with a low flush WC, pedestal wash basin with twin taps and an enclosed shower cubicle with glass door and mixer shower. The shower enclosure is fully tiled, with half tiled walls to the remainder of the room. There are inset spotlights, an extractor fan, a central heating radiator and a frosted UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
8'0" x 10'11" (2.46m x 3.33m)
With a UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and a fitted double wardrobe with sliding doors.

BEDROOM THREE
9'1" x 9'6" (max) x 6'2" (min) (2.77m x 2.91m (max) x 1.89m (min))
Featuring a UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. One wall is fitted with a range of wardrobes, together with a fitted dressing table and drawers.

BEDROOM FOUR
10'3" x 8'8" (3.13m x 2.66m)
With a UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BATHROOM
5'10" x 6'11" (1.79m x 2.12m)
Fitted with a modern three piece suite comprising a low flush WC, wash basin with chrome mixer tap set within a vanity unit and a panelled bath with chrome mixer tap, pull out shower attachment, overhead mixer shower and glass shower screen. The bathroom has fully tiled walls and flooring, inset spotlights, an extractor fan, a contemporary chrome radiator, an illuminated mirror and a frosted UPVC double glazed window overlooking the rear elevation.

INTEGRAL GARAGE
7'8" x 14'10" (2.35m x 4.53m)
Featuring a manual up-and-over door, power and lighting.

OUTSIDE
To the front is a tarmac driveway providing off road parking and leading to the integral garage. An attractive lawned garden, with decorative pebbled borders, sits alongside steps rising to the front entrance door. External lighting is positioned above the garage. A timber gate to the side opens onto a paved pathway leading to the landscaped rear garden. The rear garden features an Indian stone paved patio extending around the kitchen, providing an ideal space for outdoor dining. There is also an attractive lawn, a composite decked seating area, an outside water supply, external lighting and an outdoor power socket. The garden is fully enclosed by timber panel fencing to all sides.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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