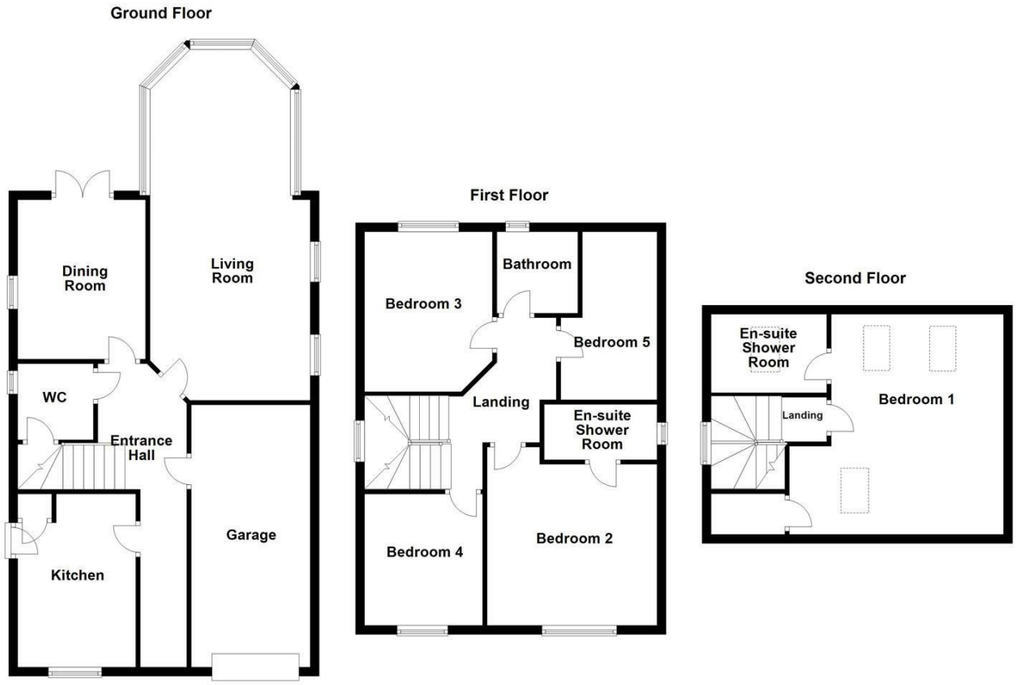
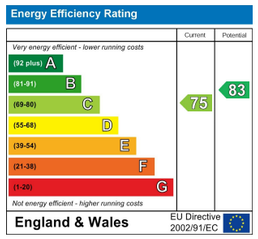


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Hill Court, Castleford, WF10 4BN

For Sale Freehold Chain Free £320,000

Nestled in a cul-de-sac location is this generously proportioned five bedroom detached home benefitting from spacious accommodation spanning over three floors, ample off road parking and a low maintenance rear garden.

The accommodation briefly comprises of the entrance hall, kitchen, integral garage, downstairs w.c., dining room and living room. The first floor landing leads to four bedrooms (bedroom two with en suite shower room) and the main house bathroom/w.c. A further set of stairs lead to the second floor landing which provides access to bedroom one (which benefits from en suite facilities). Outside, to the front is a lawned garden and block paved driveway providing off road parking for two vehicles. Whilst to the rear is an enclosed low maintenance garden with artificial lawned garden incorporating patio area.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. Castleford has its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

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

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, spotlights, stairs to the first floor landing and doors to the kitchen, dining room, living room, integral garage and downstairs w.c.

KITCHEN
12'8" x 8'8" (max) x 6'0" (min) (3.87m x 2.65m (max) x 1.85m (min))
Range of wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back. Integrated oven with five ring gas hob and extractor hood. Integrated dishwasher and integrated fridge/freezer. UPVC double glazed window to the front, UPVC side door, spotlights and access to a storage cupboard.

INTEGRAL GARAGE
17'7" x 8'8" (5.38m x 2.65m)
Power and light, up and over door, combi boiler housed in here.

W.C.
5'6" x 5'8" (1.68m x 1.75m)
Understairs storage cupboard, UPVC double glazed frosted window to the side, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

DINING ROOM
9'6" x 11'8" (2.91m x 3.56m)
UPVC double glazed window to the side, a set of UPVC double glazed French doors to the rear and central heating radiator.

LIVING ROOM
23'6" x 11'9" (max) x 4'5" (min) (7.18m x 3.6m (max) x 1.36m (min))
Two central heating radiators, spotlights, UPVC double glazed windows to the side and a set of UPVC double glazed French doors and windows to the rear.

FIRST FLOOR LANDING
Stairs to the second floor, UPVC double glazed window to the side and doors to three bedrooms and bathroom.

BEDROOM TWO
12'6" x 12'6" (max) x 11'2" (min) (3.82m x 3.83m (max) x 3.42m (min))
UPVC double glazed window to the front, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'11" x 8'10" (1.21m x 2.7m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains shower. UPVC double glazed frosted window to the side, extractor fan and spotlights.

BEDROOM THREE
8'11" x 11'10" (max) x 10'4" (min) (2.73m x 3.63m (max) x 3.17m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
9'7" x 8'11" (2.93m x 2.74m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FIVE
12'0" x 8'2" (max) x 6'3" (min) (3.68m x 2.5m (max) x 1.93m (min))
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
6'9" x 5'11" (2.07m x 1.81m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower attachment. UPVC double glazed frosted window to the rear, chrome ladder style radiator, spotlights and extractor fan.

SECOND FLOOR LANDING
UPVC double glazed window to the side and door to bedroom one.

BEDROOM ONE
16'0" x 16'5" (max) x 13'7" (min) (4.9m x 5.01m (max) x 4.15m (min))
Access to the storage eaves, three velux skylights, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'10" x 5'10" (2.41m x 1.8m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains shower. Access to the storage eaves, chrome ladder style radiator, spotlights, extractor fan and velux skylight.

OUTSIDE
To the front is a block paved driveway providing off road parking for two vehicles leading to the integral garage. There is also a lawn to the front and paved pathway leading to the front door. Whilst to the rear is a low maintenance garden with an artificial lawn and raised decked patio area, perfect for outdoor dining, 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.