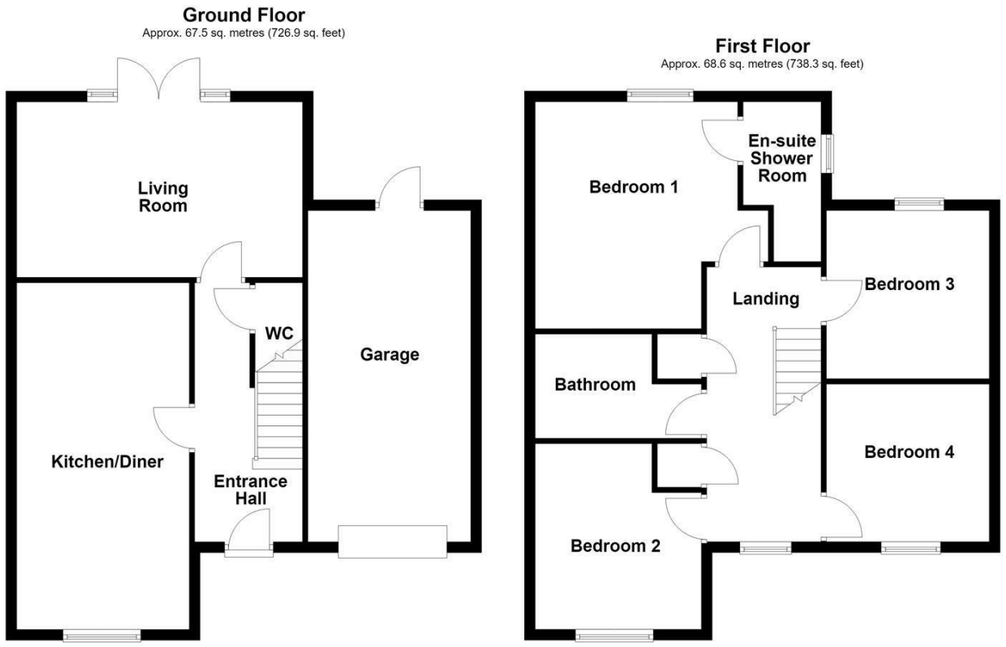


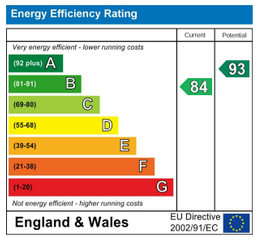

Total area: approx. 136.1 sq. metres (1465.3 sq. feet)

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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 46 Arnall Street, Castleford, WF10 5WG

## For Sale Freehold Chain Free £300,000

Situated on this sought after modern development in the Whitwood area of Castleford is this superbly presented four bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property boasts ample reception space, contemporary fitted kitchen and bathroom facilities, and a beautifully maintained enclosed rear garden, making it an ideal home for modern family living.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and doors providing access to the spacious kitchen/diner, living room and downstairs WC. The living room enjoys French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. To the first floor, the landing provides loft access, two useful storage cupboards [one housing the hot water cylinder], and doors leading to four well proportioned double bedrooms, including the principal bedroom with en suite shower room, together with the modern family bathroom. Externally, the property enjoys an attractive lawned front garden with established shrubbery and a tarmac driveway providing off road parking for two vehicles, leading to the integral single garage, which benefits from an up-and-over door, power, lighting and a rear access door. The enclosed rear garden is predominantly laid to lawn and features a raised planted border with railway sleeper edging, mature shrubs and a generous paved patio, providing the perfect setting for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Castleford is a highly regarded location offering an excellent range of local amenities, and this property enjoys a particularly convenient position within the popular Whitwood area. A selection of shops, schools and everyday amenities are all within easy reach, with more extensive facilities available in both Castleford and nearby Normanton town centres. The area is well served by local bus routes, while both Castleford and Normanton benefit from railway stations providing regular services to Leeds, Sheffield, York and other major destinations. For commuters, Junction 32 of the M62 motorway is just a short drive away, offering excellent transport links across the region. Castleford is also renowned for Xscape Yorkshire and Junction 32 Outlet Shopping Village, with the popular Pontefract Racecourse located just a little further afield.

Only a full internal inspection will truly appreciate the size, quality and excellent position of this fantastic family home. Early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL
15'8" (max) x 6'8" x 3'4" (min) (4.78m (max) x 2.04m x 1.03m (min))
Entered via a composite front entrance door with frosted glazed panels, the welcoming entrance hall features a central heating radiator, staircase rising to the first floor landing, and doors leading to the living room, kitchen/diner and downstairs WC.

### DOWNSTAIRS W.C.
2'11" x 5'10" (0.90m x 1.80m)
Fitted with a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

### KITCHEN/DINER
21'3" x 10'3" (6.48m x 3.14m)
A spacious family kitchen fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a 1½ bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a four ring induction hob with glass splashback and extractor hood above, electric oven and dishwasher, with additional space and plumbing for a washing machine and space for a freestanding fridge/freezer. The room also benefits from two central heating radiators and a UPVC double glazed window overlooking the front elevation.

### LIVING ROOM
10'7" x 17'3" (3.25m x 5.27m)
A generous reception room featuring UPVC double glazed French doors opening onto the rear garden and two central heating radiators.



### FIRST FLOOR LANDING
16'11" (max) x 7'10" x 3'0" (min) (5.16m (max) x 2.40m x 0.93m (min))
The landing benefits from a UPVC double glazed window to the front elevation, loft access, central heating radiator, and two useful storage cupboards, one housing the hot water cylinder. Doors lead to all four bedrooms and the family bathroom.

### BEDROOM ONE
13'8" x 14'1" (max) x 10'4" (min) (4.17m x 4.30m (max) x 3.15m (min))
A spacious principal bedroom with a UPVC double glazed window overlooking the rear garden, central heating radiator, a range of fitted wardrobes with mirrored sliding doors, and access to the en suite shower room.



### EN SUITE SHOWER ROOM
9'7" (max) x 6'5" x 4'9" (min) (2.93m (max) x 1.98m x 1.47m (min))
Comprising a shower cubicle with mains fed shower and handheld attachment, glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome ladder style heated towel rail, extractor fan and full height tiling to the shower area. A frosted UPVC double glazed window is positioned to the side elevation.



### BEDROOM TWO
12'3" x 10'4" (max) x 9'6" (min) (3.75m x 3.15m (max) x 2.91m (min))
A generous double bedroom with a UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE
10'4" x 10'4" (3.17m x 3.15m)
A double bedroom with a UPVC double glazed window overlooking the rear garden and central heating radiator.



### BEDROOM FOUR
10'4" x 9'3" (3.17m x 2.82m)
A well proportioned fourth bedroom with a UPVC double glazed window to the front elevation and central heating radiator.

### BATHROOM
10'2" (max) x 7'2" x 5'6" (min) (3.12m (max) x 2.20m x 1.70m (min))
The bathroom is fitted with a panelled bath incorporating a mixer tap with shower attachment and glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome ladder style heated towel rail, extractor fan and complementary wall tiling.



### OUTSIDE
To the front of the property is a neatly maintained lawned garden with established shrubbery, alongside a tarmac driveway providing off road parking for two vehicles and leading to the integral garage. The enclosed rear garden is predominantly laid to lawn and features raised planted beds with railway sleeper borders, mature shrubs and a generous paved patio, providing an ideal space for outdoor dining and entertaining. The garden is fully enclosed by a combination of walling and timber fencing, making it ideal for both children and pets.



### GARAGE
20'0" x 9'10" (6.12m x 3.02m)
The integral garage is fitted with an up-and-over door, power and lighting. It also houses the Ideal combination boiler, the control system for the solar panels, and benefits from a rear composite door with a frosted glazed panel providing access to the garden.

### 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.