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Rowan Tree Cottage, 92 Holywell Lane, Castleford, WF10 4QZ

For Sale Freehold £345,000

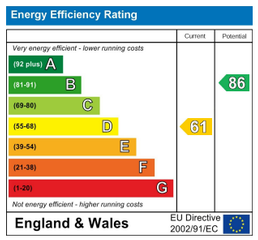
Situated on the well regarded Holywell Lane in Castleford is this two/three bedroom detached true bungalow, set on a generous plot with ample off road parking and an expansive rear garden. Offering well proportioned accommodation throughout, together with a partially converted loft and several useful outbuildings, this is a property with significant versatility and potential.

The accommodation briefly comprises an entrance porch leading into the dining room, which in turn provides access to the kitchen and an inner hallway. The kitchen offers side access to the property. The inner hallway provides loft access and doors to the living room, sitting room, two bedrooms and the bathroom. Bedroom one leads through to a dressing room, which offers potential to be reinstated as a third bedroom if required. The sitting room enjoys views over and access to the rear garden. Externally, the front of the property is designed for low maintenance and incorporates a tarmac and concrete driveway providing off road parking for multiple vehicles, enclosed by walling and timber fencing with access to both the front and side entrances. The rear garden is predominantly laid to lawn and includes paved patio seating areas ideal for outdoor dining and entertaining, along with space suitable for a hot tub. There are three outbuildings comprising a composite style annex, a summer house currently used as a bar, and a timber shed. The garden is fully enclosed by timber fencing and enjoys open views to the rear.

Castleford is a popular location for a range of buyers. The property would suit families looking to extend or further adapt the accommodation, as well as downsizers seeking single level living. Local shops and schools are within walking distance, with a wider range of amenities available in Castleford town centre. For commuters, regular bus routes serve the area and Castleford benefits from two train stations, Castleford and Glasshoughton, providing links to Leeds, Sheffield and York. The M62 motorway is also easily accessible. Nearby amenities include Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse.

Only a full internal inspection will reveal the full potential of this versatile home. 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.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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 PORCH
9'8" x 4'1" (2.95m x 1.25m)

The entrance porch is accessed via stained glass UPVC double glazed French doors with further UPVC double glazing surrounding and an additional set of timber framed stained glass doors leading into the dining room.

DINING ROOM
12'1" x 10'0" (3.70m x 3.05m)

Coving to the ceiling, central heating radiator, opening through to the kitchen and further opening into the hallway.



KITCHEN
18'5" x 9'9" (5.63m x 2.98m)

Fitted with a range of shaker style wall and base units with laminate work surfaces, composite 1.5 bowl sink and drainer with mixer tap, tiled splashback, integrated double oven and microwave, integrated wine cooler, four ring induction hob with stainless steel extractor hood, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer and downlighting throughout. Two UPVC double glazed windows, one to the side and one to the rear, frosted double glazed side door, multi fuel burning stove with tiled hearth and surround and wooden mantle.

HALLWAY
Coving to the ceiling, loft access, central heating radiator and doors leading to bedroom one, bedroom two, living room, house bathroom and rear sitting room.

LIVING ROOM
12'11" x 11'10" (3.96m x 3.62m)

UPVC double glazed bow window to the front with partial stained glass, central heating radiator, coving to the ceiling and gas fireplace with marble hearth and surround.



HOUSE BATHROOM/W.C.
8'10" x 7'8" (2.71m x 2.35m)

Two frosted UPVC double glazed windows to the rear, chrome towel radiator, low flush w.c., ceramic wash basin set into storage unit with mixer tap, P shaped panelled bath and separate shower cubicle with fitted jets and rainfall shower head. LED spotlighting around the mirror and half tiled walls.



BEDROOM ONE
10'0" x 9'11" (3.05m x 3.04m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and opening into the dressing room.



DRESSING ROOM
9'11" x 6'11" (3.03m x 2.11m)

UPVC double glazed window to the side with partial stained glass, central heating radiator and coving to the ceiling.



SITTING ROOM
10'7" x 10'9" (3.23m x 3.30m)

UPVC double glazed window to the rear, two frosted UPVC double glazed internal windows into the bathroom, central heating radiator and UPVC double glazed French doors leading out to the rear garden.



BEDROOM TWO
13'6" x 9'11" (4.13m x 3.04m)

UPVC double glazed bow window to the front with partial stained glass, central heating radiator and coving to the ceiling.

OUTSIDE
Externally to the front is an expansive driveway providing off road parking for multiple vehicles, running down the side of the property, enclosed by timber fencing and walls with mature trees and shrubs. The rear garden is tiered and incorporates a paved patio area, extensive lawn with woodland views beyond, composite built annex style building, timber summer house or bar, timber shed and further decked patio area currently housing a hot tub, all enclosed by timber fencing.



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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.