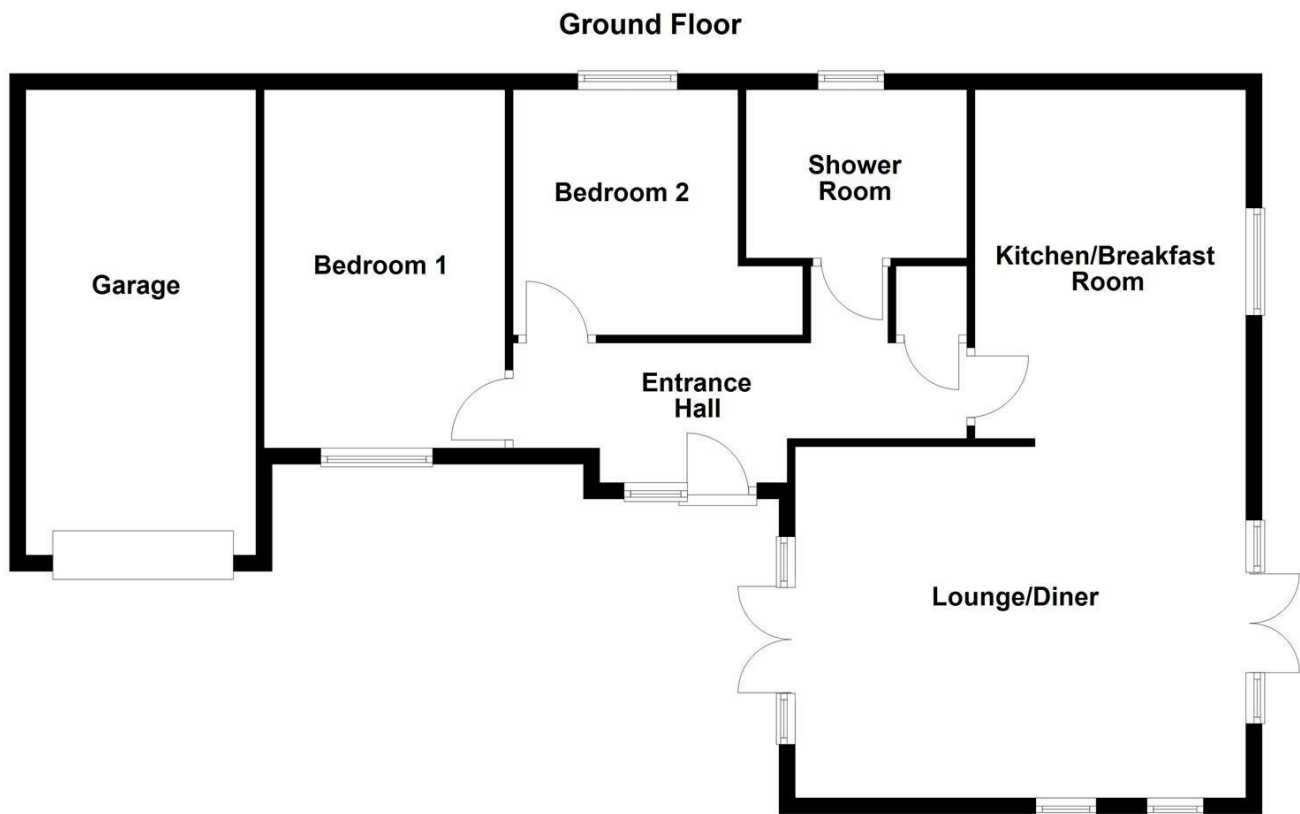


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



42a Redhill Avenue, Castleford, WF10 4QQ

For Sale Freehold £325,000

Nestled just off Redhill Avenue is this superb opportunity to acquire a fully modernised two bedroom true bungalow, offering well proportioned accommodation throughout, an impressive open plan living space, extensive off road parking and an attractive enclosed garden.

The accommodation briefly comprises an entrance hall with loft access, a storage cupboard housing the Glow-worm combination boiler, and doors leading to two good sized bedrooms and a contemporary shower room. The kitchen breakfast room opens seamlessly into a spacious lounge diner, creating a light and versatile living area with access to both the front and side gardens. Externally, the property benefits from an expansive block paved driveway providing ample off road parking for several vehicles, in addition to a further driveway area and a single attached garage with up and over door and EV charging point. The front garden is enclosed by timber fencing with composite electric gates, along with a side gate leading to the main garden. The side garden is mainly laid to lawn with mature shrubbery and features a porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed, making it suitable for both pets and children, with an additional pebbled area to the rear providing useful space for storage.

Castleford is a popular location for a range of buyers, particularly those looking to downsize and enjoy single level living. A wide range of local amenities can be found within walking distance, including Castleford town centre, Junction 32 retail outlet and Xscape leisure complex. The area is well served by local bus routes, and Castleford train station offers links to Leeds, York and Sheffield. The M62 motorway is also a short drive away, providing excellent connectivity for commuters.

Only a full internal inspection will reveal all that this impressive home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

18'4" x 3'10" (5.61m x 1.17m)
Composite front entrance door with frosted glazed panel, UPVC double glazed frosted window to the front, loft access and doors leading to the kitchen breakfast room, shower room, two bedrooms and a storage cupboard housing the Glow-worm combi boiler. Underfloor heating throughout.

KITCHEN BREAKFAST ROOM

10'11" x 14'2" (3.35m x 4.32m)
UPVC double glazed window to the side, spotlights to the ceiling, extractor fan and underfloor heating. Fitted with a range of modern gloss wall and base units with resin work surfaces, inset resin sink with mixer tap and drainer, four ring gas hob with partial resin splashback and stainless steel extractor, integrated oven, space and plumbing for a dishwasher and space for a fridge freezer. Breakfast bar with matching resin work surface. Open access into the lounge diner.



LOUNGE DINER

18'4" x 14'2" (5.60m x 4.33m)
Two UPVC double glazed windows to the front and two sets of UPVC double glazed French doors to either side providing a triple aspect. Underfloor heating.



BEDROOM ONE

9'10" x 14'3" (3.00m x 4.35m)
UPVC double glazed window to the front and underfloor heating.



BEDROOM TWO

8'7" x 10'0" (2.62m x 3.05m)
UPVC double glazed window to the rear, underfloor heating and fitted wardrobes with sliding doors.



SHOWER ROOM/W.C.

8'11" x 6'9" (2.73m x 2.08m)
Frosted UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan and underfloor heating. Fitted with a low flush W.C., ceramic wash basin set into a storage unit with mixer tap and laminate work surface, LED mirror, shaver point and a double walk-in shower with overhead shower and attachment, glass screen and tiled/wet wall surround.



GARAGE

9'4" x 18'10" (2.85m x 5.75m)
Single attached garage with electric folding door, power and lighting, plus space and plumbing for a washing machine and tumble dryer.

OUTSIDE

To the front, there is an extensive block paved driveway providing off road parking for multiple vehicles, with additional parking areas. The property is enclosed with timber fencing and accessed via composite electric gates. There is also an electric vehicle charging point and a pebbled border. A further composite gate provides access to the side. To the side, a paved pathway leads to a low maintenance pebbled area, currently used for storage/bin space, enclosed by timber fencing. The main garden is laid to lawn with mature shrubs and planted beds with railway sleeper borders. There is also a porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.