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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 4 Rosehip Walk, Castleford, WF10 5FL

**For Sale Freehold £175,000**

Nestled into a cul de sac location on this sought after modern development in Castleford is this two bedroom semi detached property. Rarely offered to the market and within the first time buyers price range, the property benefits from off road parking, an open plan kitchen diner and a low maintenance rear garden.

The property briefly comprises of the entrance hall with access into the downstairs W.C., stairs to the first floor landing and the living room. The living room provides access to the kitchen dining room with French doors to the rear garden and an understairs storage cupboard. Upstairs to the first floor landing there is doors to two bedrooms and the house bathroom. Outside, to the front of the property the garden is low maintenance with mainly slate and paved areas and a tarmac driveway providing off road parking. To the rear of the property the garden is low maintenance with paved and raised decked patio areas, perfect for outdoor dining and entertaining purposes and is enclosed by timber fencing.

Situated within easy commuting distance for both Castleford and Normanton town centres with local bus routes nearby. For those wishing to commute further afield access to Junction 31 or Junction 32 of the M62 motorway is a short drive away. Local amenities such as restaurants, public houses and schools are nearby.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.

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## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted glass pane into the entrance hall. Central heating radiator, stairs providing access to the first floor landing. Doors to the downstairs W.C. and the living room.

### DOWNSTAIRS W.C.

2'10" x 4'8" [0.87m x 1.43m]

Frosted UPVC double glazed window to the front, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

### LIVING ROOM

9'10" x 13'9" [max] x 7'5" [min] [3.0m x 4.2m [max] x 2.28m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator. Doors to the kitchen diner and the understairs storage cupboard.



### KITCHEN DINER

12'11" x 7'11" [3.96m x 2.42m]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven, space and plumbing for washing machine and tumble dryer, space for a fridge freezer.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

12'11" x 10'9" [max] x 5'8" [min] [3.96m x 3.28m [max] x 1.74m [min]]

Two UPVC double glazed windows to the front, central heating radiator, loft access, over stairs storage cupboard.



### BEDROOM TWO

12'11" 7'3" [max] x 3'10" [min] [3.96m 2.22m [max] x 1.18m [min]]

Two UPVC double glazed windows to the rear, central heating radiator.



### HOUSE BATHROOM

6'1" x 5'7" [1.87m x 1.71m]

Extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and mains fed overhead shower and shower head attachment, glass shower screen.



### OUTSIDE

To the front of the property the garden is very low maintenance and is mainly made up of slate and paved areas with a tarmacadam driveway providing off road parking. A paved pathway leads down to the rear of the property and to the front door. To the rear of the property the garden is low maintenance and tiered and incorporates both paved and raised decked patio areas, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing with a timber gate providing access down the side of the property.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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 Castleford office and they will be pleased to arrange a suitable appointment.