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# 9 Park Avenue, Castleford, WF10 4JU

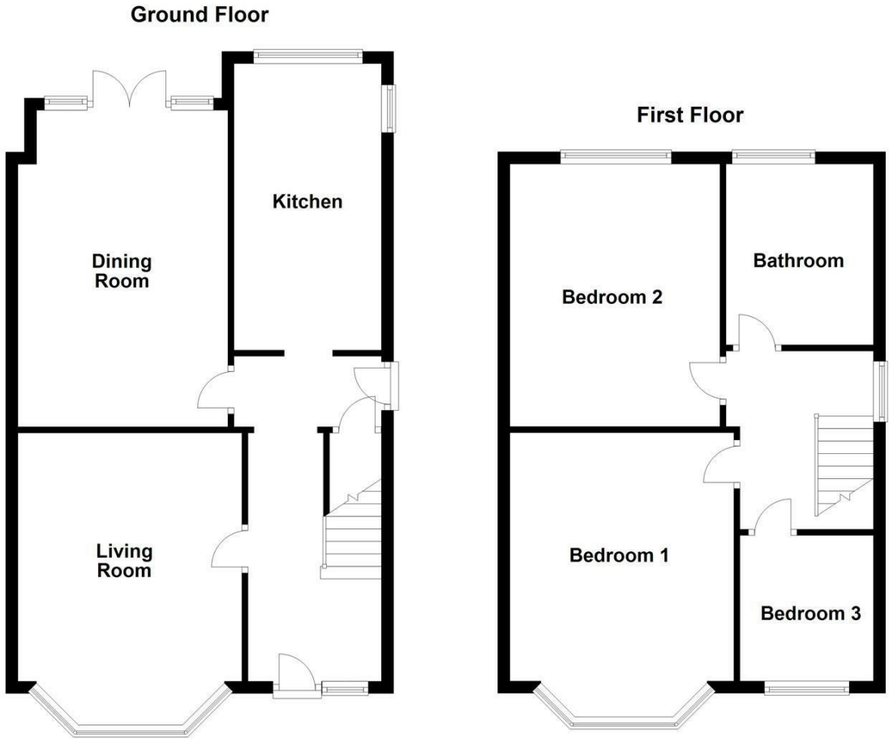
## For Sale Freehold Price Guide £320,000

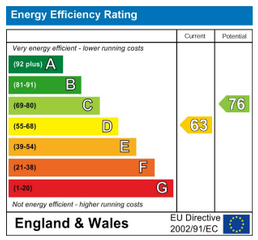
A delightful 1930s style semi detached family home, beautifully presented throughout and occupying a generous plot with a larger than expected rear garden, driveway parking and a detached garage.

Situated within this highly sought after residential area, the property is approached via a block paved driveway leading to a traditional entrance door which opens into a welcoming reception hall. The principal living room is positioned to the front of the property and enjoys a characterful bay window, whilst to the rear there is a spacious dining room featuring a wood burning stove and French doors opening onto the rear patio, creating an ideal space for both family living and entertaining. The kitchen is fitted with a comprehensive range of modern wall and base units incorporating integrated appliances. A useful understairs storage cupboard provides additional practical storage space. To the first floor, there are two generous double bedrooms together with a well proportioned single bedroom, all served by a quality four piece family bathroom suite. Externally, the property benefits from a block paved frontage providing off road parking. To the rear is a substantial garden which far exceeds expectations, incorporating a paved patio seating area immediately behind the house with steps rising to an extensive lawned garden. The land offers significant development potential, subject to obtaining all necessary statutory consents. Beyond the garden sits a detached garage and driveway with access from Ferrybridge Road.

The property occupies a highly desirable position on the fringe of Castleford town centre, offering convenient access to a wide range of shops, schools and recreational facilities. Families will appreciate the close proximity to Queens Park, providing excellent green space and play areas, while the nearby Junction 32 Outlet Shopping Village and Xscape Yorkshire offer an extensive choice of shopping, dining and leisure attractions. The area is also well served by local sporting facilities, including the home of Castleford Tigers Rugby League Club and Pontefract Collieries Football Club. Excellent transport links, including the local railway station and nearby motorway network, make the property ideal for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this property has to offer.




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.



## ACCOMMODATION

### RECEPTION HALL
Featuring an attractive front entrance door with period side screens, wood effect laminate flooring, double central heating radiator and staircase to the first floor landing. A side entrance door provides access to the exterior, whilst a useful understairs cupboard gives access to the cellar and houses the wall mounted Worcester Bosch gas fired central heating boiler.

### LIVING ROOM
13'5" x 12'1" (4.1m x 3.7m)
A well proportioned reception room with a splay bay window to the front elevation, continuation of the wood effect laminate flooring, double central heating radiator, picture rail and decorative moulded ceiling cornice. A feature fireplace with cast iron insert houses a living flame coal effect gas fire.



### DINING ROOM
17'8" x 11'1" (5.4m x 3.4m)
A spacious dining room enjoying French doors overlooking and providing access to the rear garden. With continuation of the wood effect laminate flooring, built-in storage cupboard, double central heating radiator, picture rail and moulded ceiling cornice. A feature fireplace incorporates a cast iron wood burning stove.



### KITCHEN
15'5" x 7'6" (4.7m x 2.3m)
Fitted with a broad range of wooden fronted wall and base units with laminate work surfaces and tiled splashbacks. Incorporating an inset stainless steel sink and drainer, four ring stainless steel gas hob with matching filter hood above, built-in double oven, integrated fridge and freezer, integrated dishwasher and space and plumbing for a washing machine. Windows overlook both the side and rear elevations.

### FIRST FLOOR LANDING
With a frosted window to the side elevation, picture rail and loft access hatch.

### BEDROOM ONE
13'5" x 12'1" (4.1m x 3.7m)
A lovely principal bedroom featuring a splay bay window to the front elevation, double central heating radiator, picture rail and moulded ceiling cornice. Feature ornamental fireplace with provision for a wall mounted television above.



### BEDROOM TWO
14'1" x 11'5" (4.3m x 3.5m)
A generous double bedroom with a large window overlooking the rear garden. Fitted with a full width range of bedroom furniture including full height wardrobes, cupboards and shelving. Double central heating radiator and picture rail.



### BEDROOM THREE
7'10" x 7'2" (2.4m x 2.2m)
A window to the front elevation and double central heating radiator.

### BATHROOM/W.C.
9'10" x 7'10" (3.0m x 2.4m)
Beautifully appointed with a quality four piece suite comprising a large panelled bath, separate corner shower cubicle with glazed screens and twin head shower, vanity wash basin with cupboards beneath and a low flush W.C. with concealed cistern. Complemented by tiled walls and flooring, underfloor heating, chrome ladder style heated towel rail, frosted window to the rear elevation and extractor fan.



### OUTSIDE
To the front, this attractive character home enjoys a gated block paved driveway providing off street parking. A pathway passes down the side of the property to the rear, where there is a much larger than expected garden. Immediately behind the house is a broad paved patio seating area with steps leading up to an expansive lawned garden. The land to the rear offers significant development potential, subject to obtaining all necessary statutory consents. Beyond the lawn is a further driveway and detached garage accessed from Ferrybridge Road to the rear.



### 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.

### 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.

### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Our beautiful home that we are sadly selling due to relocation due to work and being closer to family. Many happy years in this lovely house filled with so many original features, we will miss it."