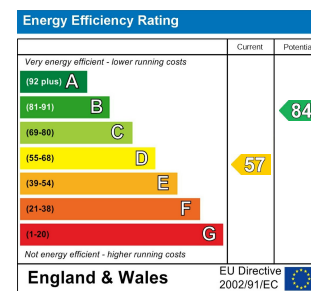
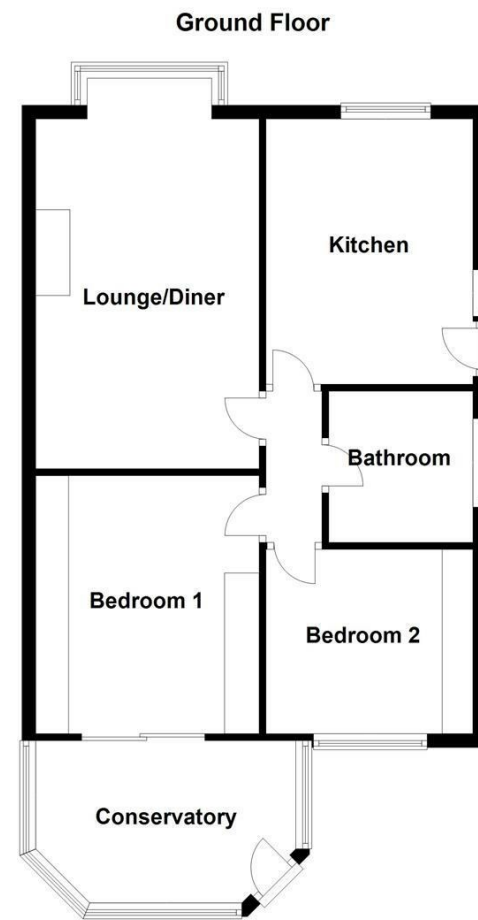




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**5b Hillcrest Avenue, Castleford, WF10 3QL**  
**For Sale Freehold Offers In The Region Of £220,000**

A superb opportunity to purchase this two bedroom detached true bungalow benefitting from driveway parking, garage and front and rear gardens.

The property briefly comprises of the kitchen, inner hallway, bathroom/w.c., two bedrooms, conservatory and lounge/diner. Outside to the front is a lawned garden and gated access to the driveway providing off road parking leading to the single detached garage. To the rear is a paved patio area and an attractive lawned garden with timber shed.

Castleford is ideally placed for a range of buyers as it is close to local amenities including shops and schools which can be found within walking distance away, as well as Castleford town centre which only a short distance away. Junction 32 Shopping Outlet and Xscape Entertainment Centre are nearby, ideal for the growing family. For those looking to commute further afield, the M62 motorway is only a short drive away and main bus routes run to and from Pontefract and Wakefield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



#### ACCOMMODATION

##### KITCHEN

12'8" x 9'11" [3.88m x 3.03m]

UPVC side entrance door. Range of wall and base high gloss units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, space for a fridge/freezer, integrated oven and grill with microwave below, four ceramic hobs and cooker hood over. UPVC double glazed windows overlooking the side and front aspect, coving to the ceiling, wall mounted boiler, central heating radiator and door to the inner hallway.



##### INNER HALLWAY

Doors to two bedrooms, lounge/diner and bathroom. Loft access.

##### BATHROOM/W.C.

6'8" x 7'2" [2.05m x 2.20m]

Four piece suite comprising low flush w.c., bidet, pedestal wash basin with mixer tap and panelled bath with mixer tap and wall mounted shower. Ladder style radiator, UPVC double glazed frosted window overlooking the side elevation and laminate tiled floor.



##### BEDROOM ONE

12'4" x 10'9" [3.78m x 3.28m]

Range of fitted wardrobes and storage cupboards, UPVC double glazed sliding patio door through to the conservatory, coving to the ceiling and central heating radiator.



##### CONSERVATORY

7'9" x 12'5" [2.38m x 3.79m]

UPVC double glazed window on all sides and UPVC door to the rear garden. Laminate floor, ceiling fan, power and light.



##### BEDROOM TWO

8'9" x 9'10" [2.69m x 3.02m]

Range of fitted wardrobes, UPVC double glazed window overlooking the rear aspect, coving to the ceiling and central heating radiator.



##### LOUNGE/DINER

10'10" x 17'11" [3.32m x 5.47m]

UPVC double glazed box window overlooking the front aspect, central heating radiator, coving to the ceiling and living flame

effect gas fire on a marble hearth with marble matching interior and decorative surround.



##### OUTSIDE

To the front of the property is an attractive lawned garden with double cast iron gates providing access onto a tarmac driveway providing ample off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear is a paved patio area and an attractive lawned garden with timber shed.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.