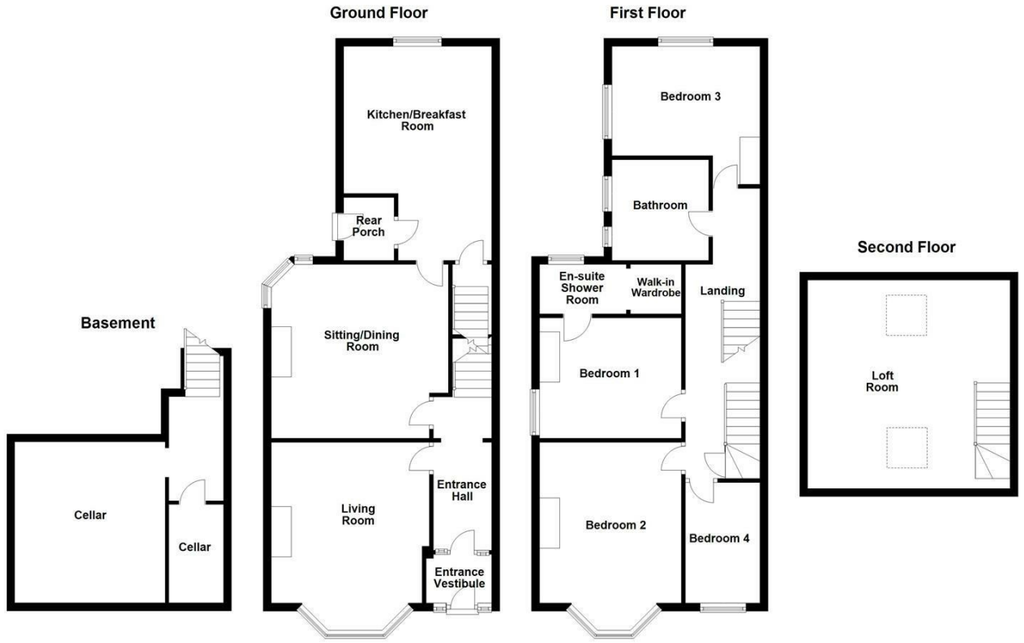
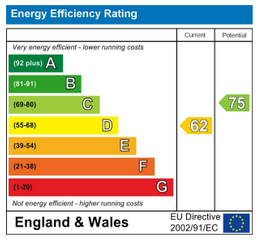


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

19 Morrison Street, Castleford, WF10 4BE

For Sale Freehold Offers Over £320,000

A fantastic opportunity to acquire this beautifully presented four-bedroom end-terraced home, offering spacious and versatile living accommodation arranged over three floors.

The accommodation briefly comprises: an entrance hall, a bright living room, and a spacious sitting/dining room providing access to the stunning kitchen. A further door leads to two useful cellar rooms on the lower ground floor. To the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room and walk-in wardrobe, together with a modern three-piece family bathroom. A staircase leads to the second floor, where there is a large, versatile loft room ideal for a home office, gym, or additional living space. Externally, the property enjoys a low-maintenance buffer garden to the front and a beautifully arranged rear garden ideal for outdoor entertaining with a timber gate providing access to the rear garden.

Located within walking distance of local amenities and well-regarded schools, the property also offers excellent transport links, with the M62 motorway just a short distance away — perfect for commuters travelling further afield.

Early viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

ACCOMMODATION

ENTRANCE VESTIBULE
Timber front entrance door with stained glass insert into the entrance vestibule. Timber single glazed stained glass window around the door, Karndean flooring, ornate coving to the ceiling and a solid wooden door with a timber single glazed window into the entrance hall.

ENTRANCE HALL
Ornate coving to the ceiling, a feature archway, staircase with handrail leading to the first floor landing with two doors providing access into the living room and the sitting/dining room. There's also a central heating radiator within the central hall.

LIVING ROOM
12'9" x 15'6" (max) x 13'2" (min) (3.90m x 4.74m (max) x 4.03m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, decorative fireplace with Yorkshire stone-style hearth, brass detailing and solid wooden mantle above.

SITTING/DINING ROOM
14'2" x 15'3" (4.33m x 4.67m)
UPVC double glazed window to the rear, spotlights, stone flagged hearth with decorative tiled interior and solid wooden mantle, space for a log burner. Door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
17'5" x 12'0" (max) x 7'8" (min) (5.32m x 3.67m (max) x 2.34m (min))
Two UPVC double glazed windows to the side and rear aspect, spotlights, central heating radiator, downlights, door providing access down a staircase to the cellar rooms. A range of wall and base units with quartz work surfaces, quartz upstands, and tiled splashback above. A large stainless steel sink with mixer tap of swan neck, plumbing and drainage for washing machine beneath the counter, and space for a dryer under the counter. American style fridge freezer and a large range cooker with five ring gas burner and double oven, fitted into the original chimney breast with tiled splashback and cooker extractor over, integrated dishwasher, breakfast bar.

MAIN CELLAR ROOM
12'11" x 14'6" (3.94m x 4.44m)
Light, door providing access to the original coal store room.

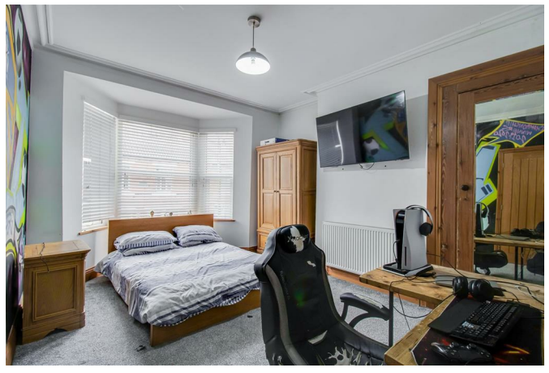
FIRST FLOOR LANDING
Glass balustrade with spotlights to the ceiling, exposed beams, central heating radiator. Doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE
11'8" x 9'9" (3.58m x 2.99m)
UPVC double glazed window to the side, coving to the ceiling, door to the en suite shower room.

EN SUITE
4'0" x 7'0" (1.23m x 2.14m)
Frosted UPVC double glazed window to the rear, archway to the walk-in wardrobe, spotlights, half tiled walls, tiled shower cubicle, extractor fan to the ceiling. Comprising of a two piece suite with a curved corner shower cubicle with double glass doors, and a rain shower head within, modern wash hand basin with mixer tap and high gloss vanity unit below.

WALK-IN WARDROBE
4'5" x 4'0" (1.35m x 1.22m)
Wardrobe rails, fixed shelving.

BEDROOM TWO
8'7" x 15'10" (max) x 13'4" (min) (2.62m x 4.84m (max) x 4.08m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, built in singe wardrobe.



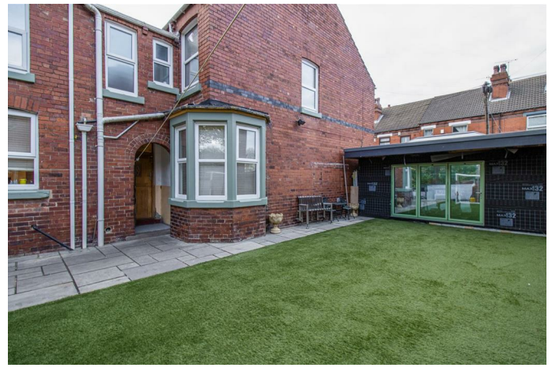
BEDROOM THREE
12'2" x 11'3" (max) x 8'11" (min) (3.71m x 3.44m (max) x 2.72m (min))
Two UPVC double glazed windows to the side and rear, central heating radiator, exposed beams.

BEDROOM FOUR
9'9" x 5'8" (2.99m x 1.73m)
UPVC double glazed window to the front, central heating radiator.

BATHROOM
7'10" x 8'2" (2.39m x 2.50m)
Two frosted UPVC double glazed windows to the side, spotlights to the ceiling, heated towel rail. Comprising of a three piece suite with a wash basin with mixer taps built into a storage cupboard, low flush W.C., panelled bath with mixer taps, shower attachment above and glass shower screen.

LOFT ROOM
16'5" x 17'1" (5.01m x 5.21m)
Two timber double glazed Velux windows, central heating radiator, exposed beams, storage in the eaves.

OUTSIDE
To the front, there's on-street parking available with a timber gate onto the low-maintenance concrete buffer garden with surrounding walls and cast-iron railings. To the rear garden, there's an Indian stone paved patio area with a large Astro-turfed lawn, side garden with Indian stone paved pathway to the left-hand side for seating area. Steps lead down to a second paved patio with pleasant Astroturf lawned garden, timber single glazed frosted window, and a second brick-built outhouse with timber door. The garden is completely enclosed by solid brick-built walls on all sides with a timber gate onto the road behind, and a detached double garage with timber double doors to the front providing off-road parking for the property.



SUMMER HOUSE
16'10" x 9'5" (5.14m x 2.88m)
UPVC double glazed bi-folding doors to the front, UPVC double glazed lantern window to the ceiling.

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.