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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	



## 35 Poplar Avenue, Castleford, WF10 3QJ

### For Sale Freehold £340,000

Situated in the Townville area is this superbly presented three double bedroom detached dormer bungalow benefitting from ample reception space, driveway with garage and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, downstairs double bedroom, shower room, kitchen, breakfast room and lounge/dining room. Stairs lead to the first floor which provide access to two further double bedrooms and w.c. Outside to the front, double gates provide access to a low maintenance slate garden and driveway providing off road parking. To the rear a further driveway leads to the single detached garage. There is an attractive and private south facing rear garden, mainly laid to lawn with patio area.

Castleford makes an ideal location for a range of buyers as it is aptly placed for local amenities such as shops and schools within walking distance. Pontefract town centre is only a short distance away as well with all the amenities it has to offer. For those looking to travel further afield, the M62 motorway links are nearby and main bus routes run and to from Castleford, Pontefract and Knottingley.

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





## ACCOMMODATION

### ENTRANCE HALL

16'1" x 9'10" [max] x 6'1" [min] [4.92m x 3.02m [max] x 1.86m [min]]  
Composite front entrance door, spotlights, coving to the ceiling, engineered oak flooring, central heating radiator, stairs to the first floor landing, understairs storage, doors to bedroom two, downstairs shower room and an opening through to the kitchen.

### BEDROOM TWO

11'11" x 10'10" [3.65m x 3.32m]  
UPVC double glazed window to the front and central heating radiator.



### SHOWER ROOM/W.C.

5'5" x 7'9" [1.67m x 2.37m]  
Three piece suite comprising low flush w.c., wash basin with mixer tap and shower cubicle with mains overhead shower. UPVC double glazed frosted window to the side, extractor fan, spotlights, chrome ladder style radiator and LED with Bluetooth mirror.



### KITCHEN

9'0" x 11'11" [max] x 9'11" [min] [2.75m x 3.64m [max] x 3.03m [min]]  
Range of modern wall and base units with oak work surface over, ceramic Belfast sink with mixer tap, integrated double oven, four ring induction hob and extractor hood. Space and plumbing for a washing machine and integrated fridge/freezer. Column central heating radiator, engineered oak flooring, spotlights, UPVC double glazed window to the side, an archway through to the breakfast room

### BREAKFAST ROOM

8'6" x 9'0" [2.6m x 2.75m]  
Central island with base units and oak work surface over, central heating radiator, engineered oak flooring, coving to the ceiling and UPVC double glazed window to the rear. An opening to the lounge/dining room.



### LOUNGE/DINING ROOM

19'1" x 12'8" [max] x 11'8" [5.83m x 3.88m [max] x 3.57m]  
Set of UPVC double glazed sliding doors, coving to the ceiling, central heating radiator, engineered oak flooring, multi fuel burning stove with Yorkshire stone hearth, exposed brick surround and wooden mantle.



### FIRST FLOOR LANDING

6'1" x 16'2" [max] x 8'10" [min] [1.87m x 4.95m [max] x 2.7m [min]]  
Central heating radiator, UPVC double glazed frosted window to the side and doors to two further bedrooms and w.c.

### BEDROOM ONE

15'0" x 12'9" [max] x 7'8" [min] [4.58m x 3.9m [max] x 2.36m [min]]  
Access to storage eaves, UPVC double glazed window to the rear, central heating radiator, chrome ladder style radiator and stand alone roll top bath with mixer tap and shower head attachment.



### BEDROOM THREE

9'0" x 13'10" [max] x 11'11" [min] [2.75m x 4.22m [max] x 3.65m [min]]  
UPVC double glazed window to the side, central heating radiator and loft access.



### W.C.

5'8" x 6'10" [1.73m x 2.1m]  
Exposed beams, access to storage eaves, low flush w.c., wall mounted wash basin with mixer tap and spotlights.

### OUTSIDE

To the front is double iron gates provide access to a slate garden and driveway providing off road parking for several vehicles. To the rear is a south facing lawned garden with planted trees, shrubs and flowers. There is a block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and iron fencing with rear views of school playing fields. A further driveway leading to a single detached garage with manual up and over door, power and light.



### 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.