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# 13 Smithson Avenue, Castleford, WF10 3HN

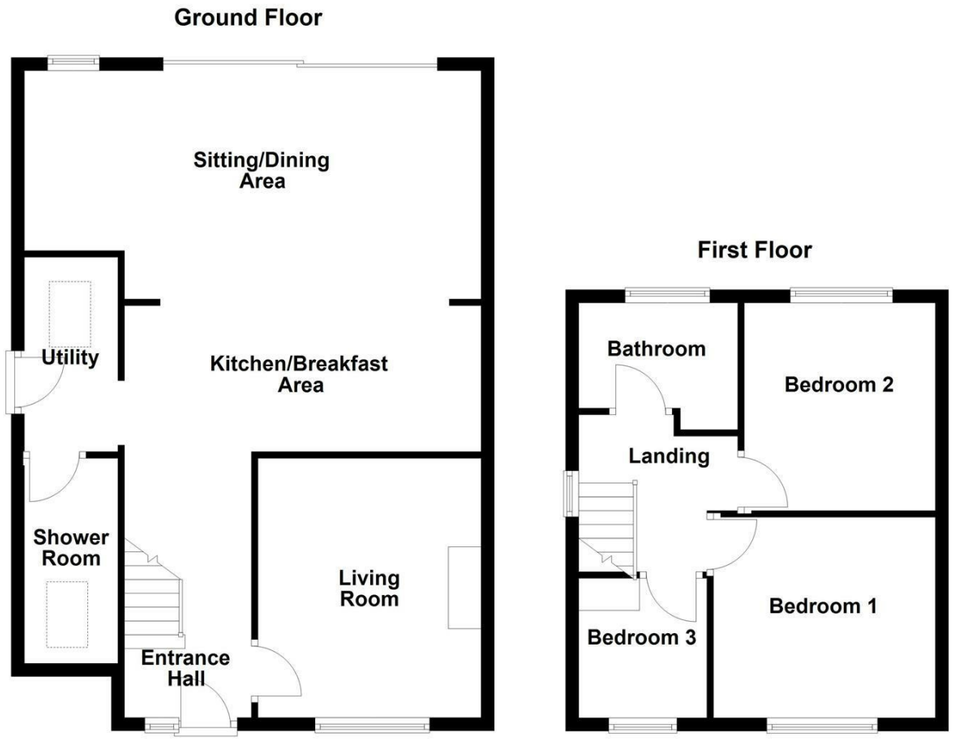
## For Sale Freehold £290,000

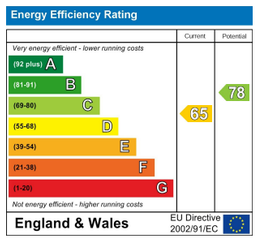
Renovated to a high standard is this superbly presented and extended three bedroom semi detached property benefitting from well proportioned accommodation, loft room and attractive rear garden with summerhouse.

The property briefly comprises of the entrance hall, living room, kitchen with an opening to the sitting/dining room, separate utility room and downstairs w.c. The first floor landing leads to three bedrooms and four piece house bathroom/w.c. There is an additional loft room providing useful space. Outside to the front is slate low maintenance garden and block paved driveway providing off road parking. Whilst to the rear is an attractive garden, mainly laid to lawn with patio areas, perfect for outdoor dining and entertaining with water feature koi pond, shed and substantial timber built summerhouse, which could be used as a work from home space or outdoor bar.

Castleford is ideal for a range of buyers especially this area as it is located ideally close to shops, schools and between Castleford and Pontefract for larger facilities. Castleford is home to two train stations being Castleford and Glasshoughton, but Monkhill can be found within close proximity to this property. Local bus routes to and from neighbouring towns and cities as well as the M62 motorway link for those who look to travel further afield. Castleford is also home for the Xscape and Junction 32 shopping outlet.

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




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

### ENTRANCE HALL
13'6" x 6'4" (max) x 3'4" (min) (4.12m x 1.94m (max) x 1.03m (min))
Double glazed front entrance door with panels, central heating radiator, stairs to the first floor landing, door to the living room and an opening through to the kitchen.

### LIVING ROOM
12'11" x 11'2" (max) x 9'8" (min) (3.96m x 3.42m (max) x 2.97m (min))
Aluminium double glazed windows to the front, central heating radiator and media wall.

### KITCHEN
17'8" x 7'5" (5.41m x 2.27m)
Range of modern wall and base units with quartz work surface over, quartz breakfast bar, inset 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven and microwave with five ring induction hob and stainless steel extractor hood. Integrated fridge/freezer and integrated dishwasher. Spotlights an opening through to the utility area and a further opening to the sitting/dining area.

### SITTING/DINING AREA
9'0" x 23'9" (2.76m x 7.25m)
Two anthracite column central heating radiators, spotlights, aluminium double glazed frosted window and a set of sliding doors to the rear garden.

### UTILITY ROOM
9'9" x 4'1" (2.98m x 1.25m)
Modern wall and base units with laminate work surface over and space and plumbing for a washing machine. Aluminium double glazed side door, skylight, spotlights and door to the downstairs shower room.

### SHOWER ROOM/W.C.
4'8" x 10'2" (1.43m x 3.11m)
Three piece suite comprising metal wash basin with mixer tap, concealed cistern low flush w.c. and double shower cubicle with rainfall overhead shower. Spotlights, skylight, underfloor heating, extractor fan, ladder style radiator and shaver socket point.

### FIRST FLOOR LANDING
Aluminium double glazed window to the side, loft access, central heating radiator and doors to three bedrooms and house bathroom.

### BEDROOM ONE
11'2" x 11'1" (max) x 6'8" (min) (3.42m x 3.38m (max) x 2.04m (min))
Fitted wardrobes, aluminium double glazed window to the front and central heating radiator.

### BEDROOM TWO
9'2" x 10'5" (2.8m x 3.2m)
Fitted wardrobes, central heating radiator and aluminium double glazed window to the rear.

### BEDROOM THREE
6'4" x 8'3" (max) x 6'7" (min) (1.95m x 2.54m (max) x 2.01m (min))
Fitted loft bed incorporating storage, central heating radiator and aluminium double glazed window to the front.

### BATHROOM/W.C.
8'0" x 6'4" (max) x 5'3" (min) (2.46m x 1.95m (max) x 1.62m (min))
Four piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap, stand alone bath with mixer tap and shower cubicle rainfall overhead shower. Aluminium double glazed frosted window to the rear, spotlights, extractor fan and underfloor heating.

### LOFT ROOM
13'6" x 11'10" (4.14m x 3.63m)
Exposed beams to the ceiling, skylight, power and light.

### OUTSIDE
To the front is a slate low maintenance garden and block paved driveway. To the rear is a lawned garden incorporating paved patio area and composite decked patio area, perfect for outdoor dining and entertaining, water feature pond, timber built summerhouse and shed.

### SUMMERHOUSE
7'6" x 18'9" (2.31m x 5.73m)
Wall mounted electric heater, single glazed windows, power and light. An ideal work from home space/outdoor bar.

### 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.