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## 128 Haydock Avenue, Castleford, WF10 5ZH

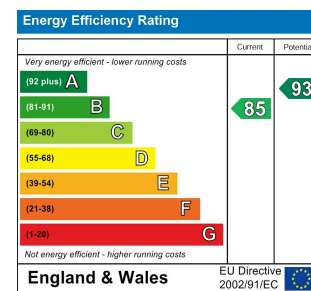
For Sale Freehold £325,000

Situated on this modern and highly sought after development in Castleford is this superbly presented former show home, offering spacious and versatile accommodation set across three floors. Boasting ample reception space, and a beautifully landscaped enclosed rear garden, this impressive home is sure to appeal to a wide range of buyers, particularly growing families.

The property briefly comprises an inviting entrance hall with staircase access to the first floor landing, useful understairs storage housing the Ideal boiler, and doors leading to the downstairs WC, living room, and spacious kitchen diner. The kitchen diner provides direct access to the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor, the landing provides access to a useful storage cupboard housing the water tank and backup immersion heater, along with doors leading to bedrooms two, three, and four, the house bathroom, and stairs rising to the second floor landing with loft access. The second floor is dedicated to the impressive principal bedroom, which benefits from en suite shower room facilities. Three of the larger bedrooms are further enhanced by fitted wardrobes. The property also benefits from dual zone controlled central heating. Externally, the front of the property features a lawned garden with planted shrubbery and a pathway leading to the entrance door. A block paved driveway provides tandem off street parking for up to three vehicles and leads to the single semi-detached garage, complete with up-and-over door, power, and lighting. The rear garden has been beautifully landscaped and incorporates artificially lawned areas, decorative woodchip and pebble beds, and two paved patio seating areas, perfect for outdoor dining and entertaining. Additional features include a timber canopy with string lighting, block paved sections, and raised planted beds, with the garden fully enclosed by walls and fencing, making it ideal for both pets and children.

Castleford is a fantastic location for a variety of buyers, particularly families, thanks to its excellent range of local amenities, shops, and well-regarded schools found within close proximity, including those within the town centre itself. The area benefits from regular local bus routes and two train stations providing convenient links to major cities such as Leeds, Sheffield, and York. For commuters, the nearby M62 motorway network offers excellent travel connections further afield. The town is also home to the popular Xscape Yorkshire leisure complex and Junction 32 Outlet Shopping Village, while Pontefract Racecourse can be found a short distance away.

Only a full internal inspection can truly reveal all that this fantastic home has to offer, and early viewing is highly recommended to avoid disappointment.



### 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

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\*your home may be repossessed if you do not keep up repayments on your mortgage

### FREE MARKET APPRAISAL

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## ACCOMMODATION

### ENTRANCE HALL

16'10" (max) x 3'9" (min) x 7'0" [5.15m (max) x 1.15m (min) x 2.15m]

A composite front entrance door leads into the welcoming entrance hall, which benefits from spotlighting to the ceiling, central heating radiator, staircase access to the first floor landing, useful understairs storage, and doors leading to the downstairs WC, kitchen diner, and living room.

### DOWNSTAIRS W.C.

2'10" x 6'1" [0.88m x 1.87m]

Fitted with spotlighting to the ceiling, extractor fan, central heating radiator, low flush WC, and pedestal wash basin with mixer tap and tiled splashback.

### LIVING ROOM

10'9" x 16'7" [3.30m x 5.07m]

A spacious reception room featuring a UPVC double glazed window to the front elevation, spotlighting to the ceiling, two central heating radiators, and a range of fitted storage units and shelving along one wall in a media wall style.



### KITCHEN DINER

10'2" x 18'5" [3.10m x 5.62m]

A superb modern kitchen diner fitted with a range of wall and base units with laminate work surfaces over, stainless steel 1 1/2 sink and drainer with mixer tap, glass

splashback, four ring induction hob with stainless steel extractor above, integrated double oven, washing machine, dishwasher, fridge freezer, and wine cooler. The room also benefits from spotlighting to the ceiling, two central heating radiators, UPVC double glazed window to the rear elevation, and UPVC double glazed French doors leading out to the rear garden. Please note the Ideal boiler is housed within the storage cupboard off the hallway.

### FIRST FLOOR LANDING

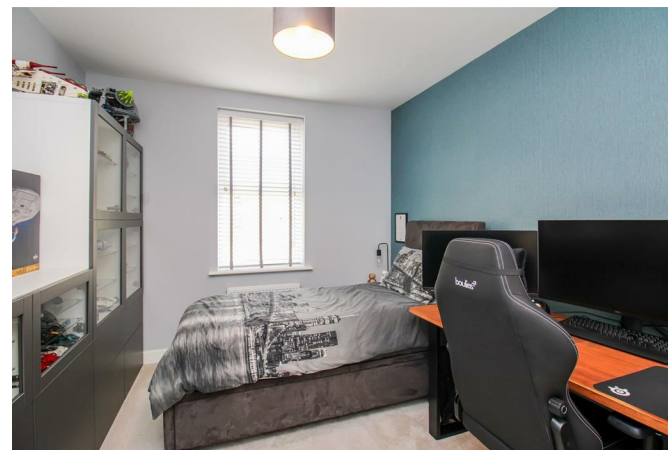
8'5" x 11'2" (max) x 4'5" (min) [2.58m x 3.42m (max) x 1.36m (min)]

Providing access to the second floor landing, with spotlighting to the ceiling, central heating radiator, doors leading to bedrooms two, three, and four, the house bathroom, and a useful storage cupboard housing the water tank and backup immersion heater.

### BEDROOM TWO

9'8" x 14'1" (max) x 7'0" (min) [2.95m x 4.30m (max) x 2.15m (min)]

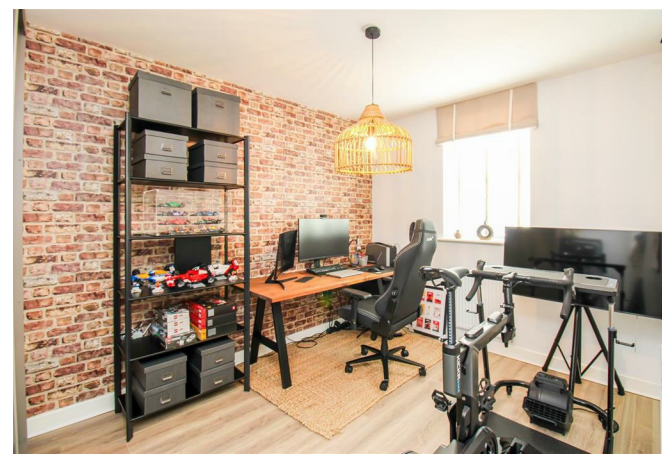
Benefiting from partial spotlighting to the ceiling, UPVC double glazed window to the front elevation, central heating radiator, and fitted wardrobes with sliding doors.



### BEDROOM THREE

10'11" x 12'9" (max) x 9'1" (min) [3.35m x 3.91m (max) x 2.78m (min)]

Having a UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes with sliding doors.



### BEDROOM FOUR

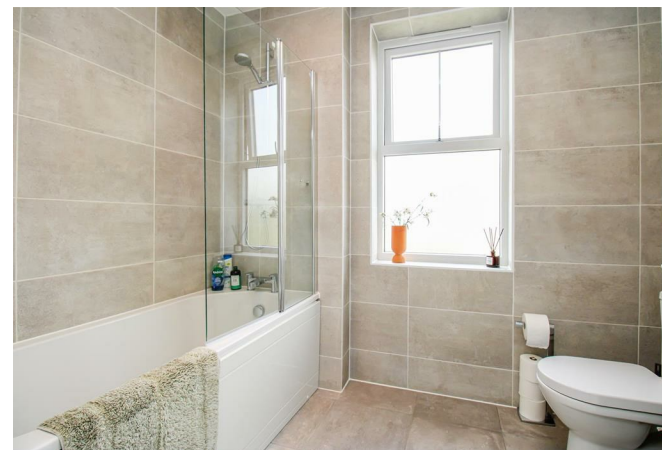
9'4" x 9'0" [2.85m x 2.75m]

Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and decorative panelled style shelving to one wall.

### HOUSE BATHROOM

6'0" x 8'4" (max) x 5'5" (min) [1.85m x 2.56m (max) x 1.67m (min)]

Comprising spotlighting to the ceiling, extractor fan, frosted UPVC double glazed window to the front elevation, chrome ladder style central heating radiator, low flush WC, pedestal wash basin with mixer tap and LED mirror above, and panelled bath with mixer tap, shower attachment, glass shower screen, and full-height tiling to all walls.



### SECOND FLOOR LANDING

With loft access, spotlighting to the ceiling, central heating radiator, and door leading to the principal bedroom.

### BEDROOM ONE

15'1" x 22'7" (max) x 10'0" (min) [4.60m x 6.90m (max) x 3.05m (min)]

An impressive loft style principal suite featuring vaulted ceilings with spotlighting, two central heating radiators, four Velux skylights fitted with blinds, fitted wardrobes with sliding doors, and access through to the en suite shower room.



### EN SUITE SHOWER ROOM

5'9" x 8'0" [1.76m x 2.46m]

Fitted with a Velux skylight, chrome ladder style central heating radiator, spotlighting to the ceiling, extractor fan, low flush WC, pedestal wash basin with mixer tap, and shower cubicle with rainfall style overhead shower and additional shower attachment, glass shower screen, and full tiling.



### OUTSIDE

Externally, to the front of the property there is a lawned garden with mature shrubbery and a paved pathway leading to the front entrance door. A block paved driveway provides off road parking for up to three vehicles in tandem and leads to the semi detached garage with power, lighting, and up-and-over door. To the rear is a beautifully landscaped enclosed garden incorporating artificially lawned areas, raised planted beds, decorative pebble and woodchip beds, paved patio seating areas, a timber canopy with string lighting, and block paving, all enclosed by timber fencing, making it ideal for both pets and children. Additionally there is an outside tap and double outside socket.



### PLEASE NOTE

The property has a Strata Warranty valid until 12th December 2026, NHBC Warranty valid until 12th December 2034 and an annual estate maintenance charge of £270.

### COUNCIL TAX BAND

The council tax band for this property is E.

### 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 Pontefract office and they will be pleased to arrange a suitable appointment.