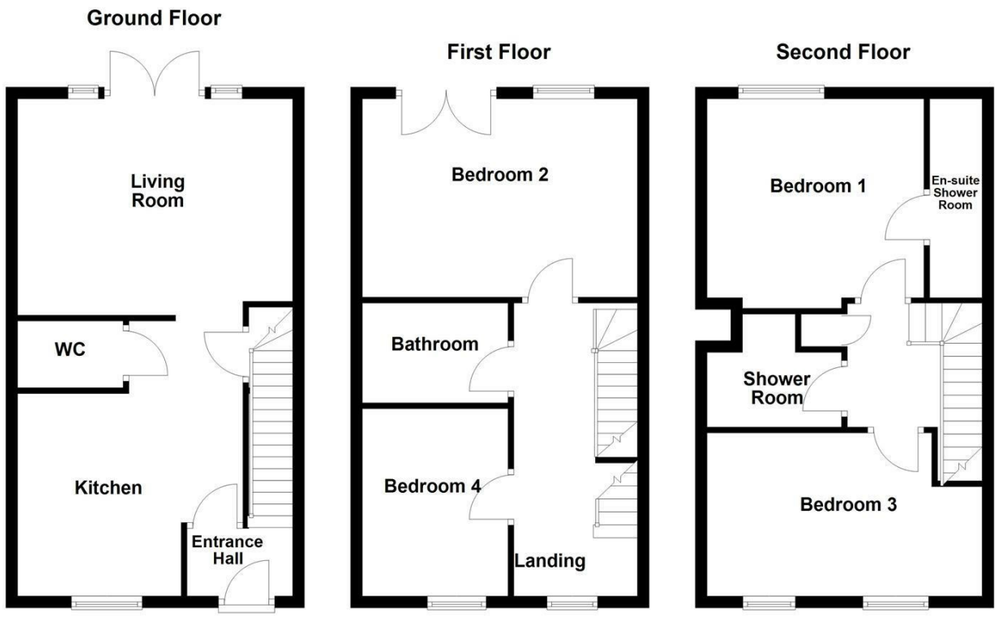
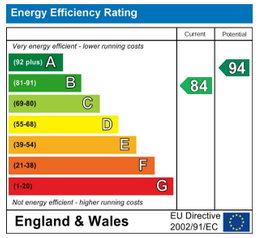


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

123 Craig Hopson Avenue, Castleford, WF10 5UT

For Sale Freehold £285,000

Introducing to the market this attractive four bedroom semi detached home with spacious accommodation spread over three storeys and benefitting from woodland/lake views beyond, driveway parking for two vehicles and an enclosed rear garden.

The property briefly comprises of the entrance hall, open plan kitchen, living room and downstairs w.c. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to the second floor where there are two further bedrooms (one with en suite facilities) and a shower room/w.c. Outside, there is a double tarmac driveway. Whilst to the rear is an attractive and enclosed tiered garden, perfect for outdoor dining and entertaining.

The property is ideally located close to Junction 32, major motorway links, a wide range of shops and amenities, and both primary and secondary schools.

Offered to the market with vacant possession and no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
A composite entrance door leads into the entrance hall, with stairs leading to the first floor and openings to the living room and open plan kitchen diner.

OPEN PLAN KITCHEN DINER
11'10" x 11'2" (3.62m x 3.41m)
The kitchen diner is finished with Amtico style laminate flooring and fitted with a range of wall and base units, laminate work surfaces, tiled splashbacks, integrated cooker with gas hob, stainless steel sink with mixer tap and drainer, integrated fridge freezer, pull out extractor fan, and space and plumbing for a washing machine. A UPVC double glazed window overlooks the front elevation.

LIVING ROOM
15'5" x 12'0" (4.70m x 3.67m)
Amtico style laminate flooring, a central heating radiator, a useful storage cupboard, and UPVC patio doors providing access to the rear garden.

W.C.
Fitted with Amtico style laminate flooring, a low flush w.c., pedestal wash basin with mixer tap, and tiled splashback.

FIRST FLOOR LANDING
Carpet flooring, a central heating radiator, access to two bedrooms, the house bathroom, and a staircase leading to the second floor.

BEDROOM TWO
15'5" x 11'1" (4.71m x 3.39m)
Carpet flooring, a central heating radiator, and UPVC double glazed patio doors opening onto a Juliet balcony overlooking the rear garden.

BEDROOM FOUR
9'3" x 8'4" (2.84m x 2.56m)
Carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.

HOUSE BATHROOM/W.C.
8'4" x 5'6" (2.56m x 1.70m)
A low flush w.c., wash basin with mixer tap, and a panelled bath with hot and cold taps. Tiled flooring, part-tiled walls, and a central heating radiator.

SECOND FLOOR LANDING
Provides access to bedrooms one and two, both benefiting from en suite shower rooms.

BEDROOM ONE
12'2" x 11'1" (3.71m x 3.39m)
Carpeted flooring, a central heating radiator, and a UPVC double glazed window to the rear elevation. A door leads through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
A three piece suite comprising shower unit with mixer tap and shower attachment, low flush WC, wash basin, tiled flooring, and partially tiled walls from floor to ceiling.

BEDROOM THREE
15'5" x 9'1" (4.72m x 2.77m)
A good sized double room featuring carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.

SHOWER ROOM/W.C.
7'6" x 6'7" (2.31m x 2.03m)
A low flush w.c., wash basin with mixer tap, tiled flooring, part-tiled walls, and a shower enclosure with mixer shower and attachment.

OUTSIDE
Externally, the front of the property provides a double tarmac driveway leading to the composite entrance door. To the rear, the garden is arranged over three tiers and includes a flagged patio area, an artificial lawned section with sleeper borders, and a timber decked seating area, all enclosed by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is D.

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.