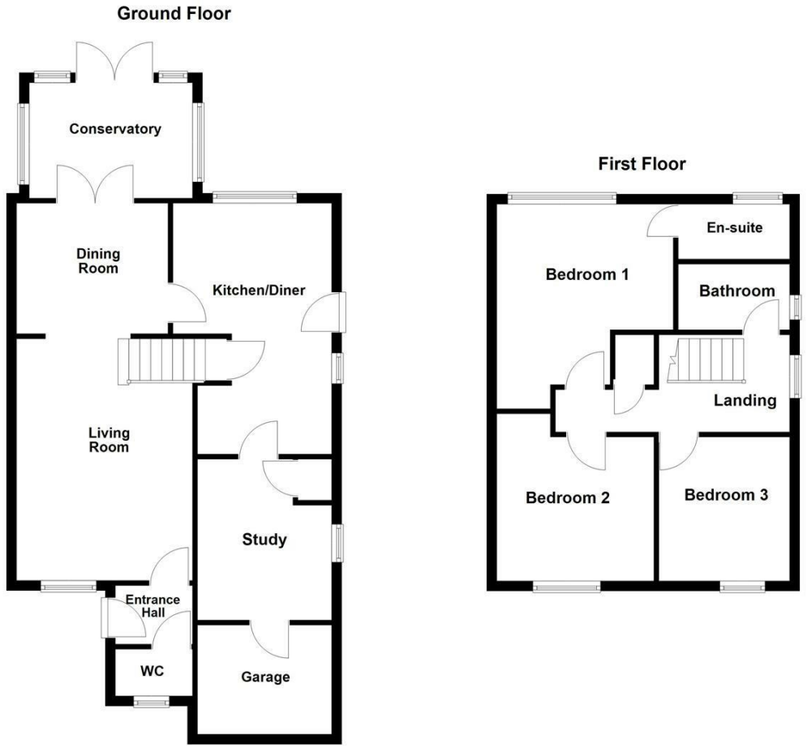
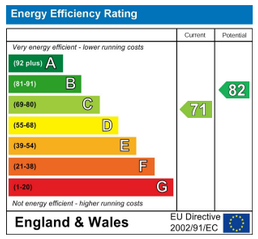


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Champion Avenue, Castleford, WF10 4TE

For Sale Freehold Offers In The Region Of £260,000

Proudly introducing to the market this three bedroom detached home situated in Castleford. Benefitting from ample reception space, off road parking and enclosed low maintenance rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to the living room and the downstairs W.C.. From the living room there is stairs to the first floor landing and an opening to the dining room. The dining room provides access to the conservatory and the kitchen/diner. From the kitchen/diner there is doors to the side of the property and the study. The study then leads to the garage and completes the ground floor accommodation. Upstairs, to the first floor landing there is access to three bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room as well as a range of fitted wardrobes. Outside, to the front, a tarmac and brick paved driveway offers off road parking for three vehicles, leading to the entrance door and integral garage. A paved path and timber gate to the side provide access to the side entrance and rear garden. The low maintenance rear garden features AstroTurf and flagged patios, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is situated in a prominent position with ready access to local shops, schools and recreational facilities. Glasshoughton has its own railway station and ready access to the motorway network. A broader range of amenities are available in the nearby towns of Castleford and Pontefract.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door into the entrance hall. Doors to the downstairs W.C. and the living room.

DOWNSTAIRS W.C.
4'3" x 3'0" (1.32m x 0.93m)
Frosted UPVC double glazed window to the front, central heating radiator. Pedestal wash basin with mixer tap, low flus W.C. with tiled splashback.

LIVING ROOM
10'9" x 16'0" (3.30m x 4.90m)
UPVC double glazed window to the front, central heating radiator, electric fireplace with feature surround, stairs to the first floor landing, opening to the dining room.

DINING ROOM
8'7" x 9'2" (2.63m x 2.80m)
UPVC double glazed French doors to the conservatory, central heating radiator, door to the kitchen/diner.

CONSERVATORY
10'6" x 7'9" (3.21m x 2.37m)
UPVC double glazed windows surrounding, UPVC double glazed patio doors to the rear garden.

KITCHEN DINER
16'5" x 10'6" (5.02m x 3.21m)
Two UPVC double glazed windows to the rear and side, composite door to the side, understairs storage cupboard, door to the study, central heating radiator. A range of wall and base units with laminate worksurface over, 1 1/2 sink and drainer with mixer tap, four ring gas hob with tiled splashback and extractor fan above, breakfast bar with tiled splashback. Integrated double oven, space and plumbing for a washing machine, space and plumbing for a fridge freezer.

STUDY
7'5" x 10'5" (2.28m x 3.20m)
Frosted UPVC double glazed window to the side, storage cupboard, central heating radiator, door to the garage.

GARAGE
7'2" x 7'7" (2.20m x 2.33m)
Electric roll up door, power and electric within.

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

BEDROOM ONE
11'6" x 12'11" (3.53m x 3.94m)
UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes.

EN SUITE SHOWER ROOM
4'3" x 7'7" (1.30m x 2.33m)
Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan. Pedestal wash basin with mixer tap and tiled splashback, low flush W.C., fitted shower unit with shower head attachment.

BEDROOM TWO
9'1" x 9'5" (2.78m x 2.88m)
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.

BEDROOM THREE
7'2" x 5'4" (2.20m x 1.63)
UPVC double glazed window to the front.

HOUSE BATHROOM
7'2" x 5'4" (2.20m x 1.63m)
Frosted UPVC double glazed window to the side, central heating radiator. Wall mounted low flush W.C., ceramic hand wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.

OUTSIDE
To the front of the property there is a tarmacadam and brick paved driveway providing off road parking for three vehicles and leading to the entrance door and the integral garage. To one side of the property there is a paved pathway and timber gate providing access to the side entrance door and the rear garden. To the rear of the property the garden is mainly low maintenance including AstroTurf and flagged patio areas, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing.

TENURE
This property is freehold.

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.

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.