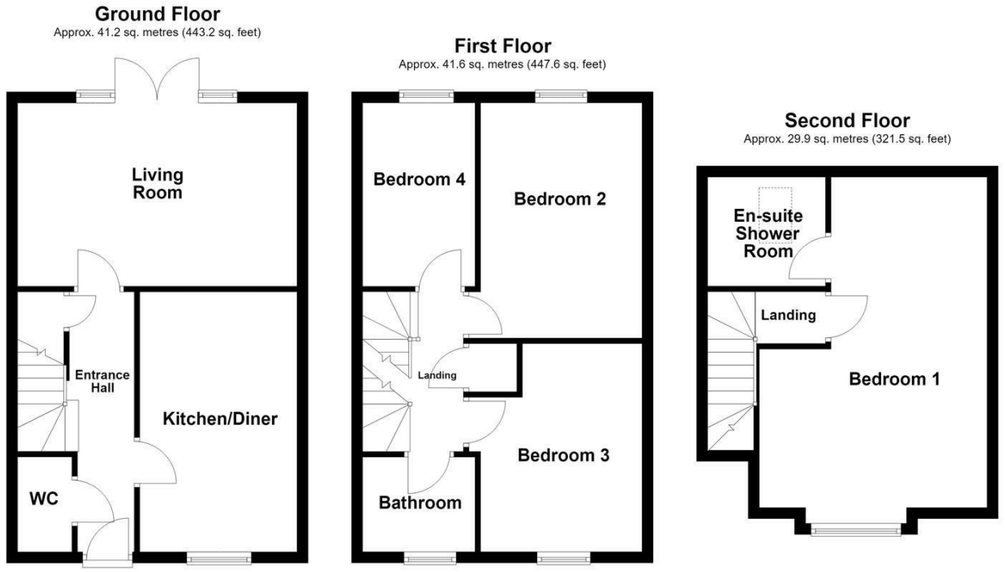


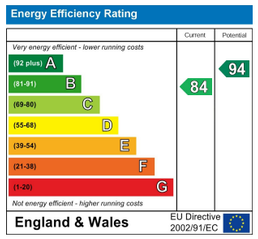
Total area: approx. 112.6 sq. metres (1212.4 sq. feet)

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

20 Colclough Close, Castleford, WF10 5WJ

For Sale Freehold £330,000

Situated on the sought after Strata development in the popular Whitwood area of Castleford is this superbly presented four bedroom detached family home. Offering spacious and versatile accommodation arranged over three floors, the property benefits from four well proportioned bedrooms, generous living space, off road parking, a detached garage and an enclosed rear garden, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the downstairs WC, modern kitchen diner and spacious living room. The living room enjoys 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 three well proportioned bedrooms, the family bathroom, a useful storage cupboard housing the hot water cylinder and the staircase leading to the second floor. Occupying the entire top floor is the impressive principal bedroom, which benefits from an en suite shower room and loft access. Externally, the property enjoys an attractive lawned front garden with established flowers and shrubs. A tarmac driveway provides off road parking and leads to the detached single garage, which benefits from an up and over door, power and lighting. The enclosed rear garden has been designed with ease of maintenance in mind, incorporating artificial lawn and stone paved seating areas, creating the perfect setting for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Whitwood is a highly regarded residential location, ideally suited to families, with a range of local amenities, well regarded schools and everyday conveniences close by. A wider selection of shops, restaurants and leisure facilities can be found in nearby Castleford and Normanton. Excellent transport links include regular bus services, two railway stations in Castleford providing connections to Leeds, Sheffield and York, and easy access to Junction 31 of the M62 motorway. Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse are also all within easy reach.

An early viewing is highly recommended to fully appreciate the spacious accommodation, excellent presentation and superb location this fantastic family home has to offer.

ACCOMMODATION

ENTRANCE HALL
15'5" x 6'8" (4.72m x 2.05m)
Composite front entrance door with glazed panel leading into the entrance hall. Staircase leading to the first floor landing, understairs storage cupboard, central heating radiator and doors providing access to the living room, kitchen diner and downstairs W.C.

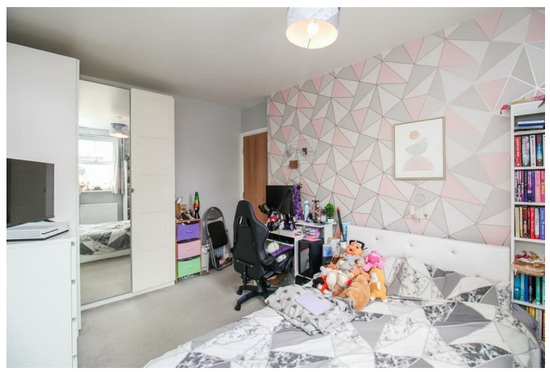
W.C.
3'0" x 5'9" (0.92m x 1.76m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

KITCHEN/DINER
9'4" x 15'5" (2.85m x 4.72m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted with a range of modern wall and base units with laminate work surfaces over, 1.5 bowl composite sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an oven, four ring induction hob with partial glass splashback and extractor hood over, dishwasher, washing machine and fridge freezer. Inset spotlights to the ceiling.

LIVING ROOM
10'9" x 16'4" (3.30m x 5.00m)
UPVC double glazed French doors leading out to the rear garden and two central heating radiators.

FIRST FLOOR LANDING
Staircase leading to the second floor landing, storage cupboard housing the water tank and doors providing access to three bedrooms, together with the house bathroom.

BEDROOM TWO
14'0" x 9'8" (4.27m x 2.95m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
12'3" x 10'9" (3.74m x 3.30m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
7'1" x 10'9" (2.16m x 3.30m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
7'4" x 5'8" (2.25m x 1.75m)
Frosted UPVC double glazed window overlooking the front elevation, inset spotlights to the ceiling, extractor fan and central heating radiator. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, shower attachment and glazed screen. Partial wall tiling.

SECOND FLOOR LANDING
Door providing access to bedroom one.

BEDROOM ONE
18'4" x 12'7" (5.60m x 3.86m)
UPVC double glazed window overlooking the front elevation, loft access, two central heating radiators and a range of fitted wardrobes with sliding mirrored doors. A door provides access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'11" x 6'4" (2.13m x 1.95m)
Double glazed skylight, chrome ladder style central heating radiator and a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and shower cubicle with mains fed overhead shower and separate handheld attachment. Glazed shower screen and partial wall tiling.

OUTSIDE
To the front of the property is a lawned garden with mature shrubs and a tarmac driveway providing off road parking for two vehicles. The driveway continues along the side of the property and provides access to the rear garden. The low maintenance rear garden features an artificial lawn and paved seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

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.