



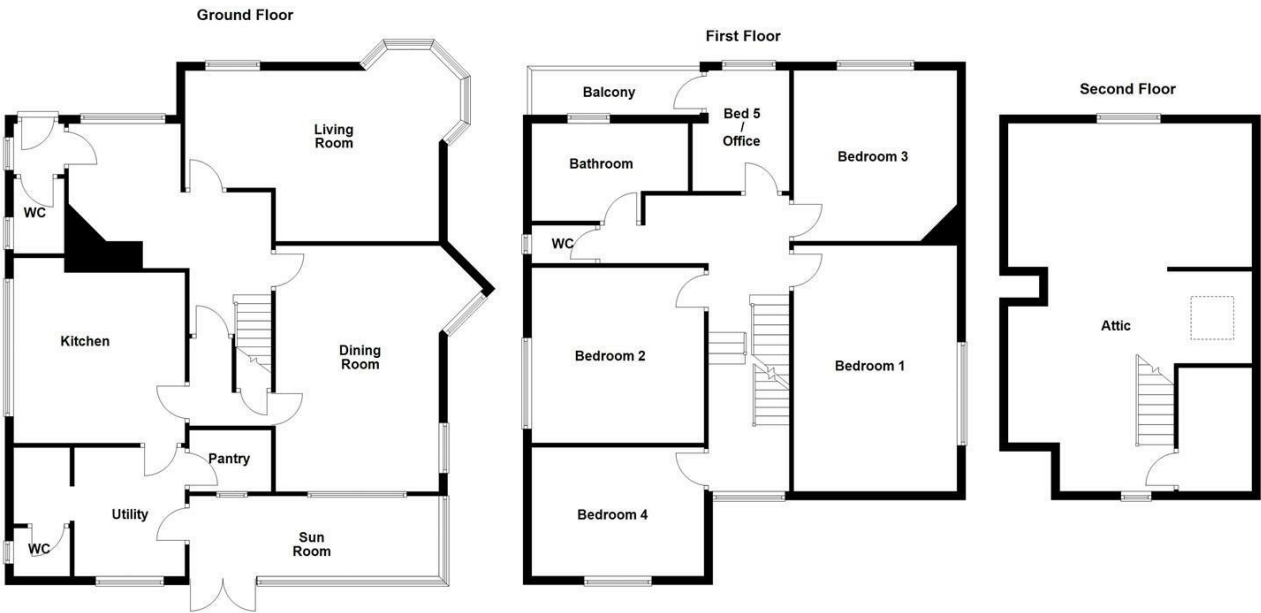
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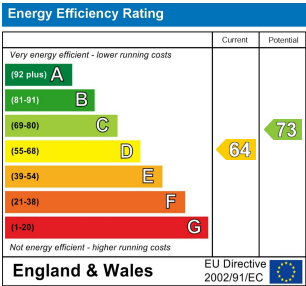


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



## Hillcroft, 71 Ferrybridge Road, Castleford, WF10 4JP

### For Sale Freehold £650,000

A substantial and beautifully refurbished five bedroom detached period home, steeped in history and occupying a stunning plot of approximately 0.5 acres, having previously been owned by several of Castleford's most notable residents. Painstakingly restored to an exceptional standard, this distinguished family home successfully blends period charm with modern convenience, featuring sealed unit double glazing, a gas fired central heating system and extensive CAT5 network cabling.

The property is approached via an attractive open porchway leading into an inner vestibule with a guest w.c. A grand central reception hall with original parquet flooring and a feature fireplace sets the tone, flowing through to a well proportioned living room with a contemporary media wall and a charming octagonal window seat. A large formal dining room sits to the rear, ideal for entertaining, while the bespoke refitted kitchen boasts Corian worktops, Bosch integrated appliances, and an adjoining utility room, pantry, and cloakroom leading to an additional w.c. Completing the ground floor is a spacious sunroom enjoying beautiful views across the rear gardens. To the first floor, there are four generous double bedrooms and a further single bedroom, all served by a luxurious family bathroom and a separate w.c. The second floor attic offers excellent potential for conversion to suit a range of uses, whether as an additional bedroom suite, home office, gym, or cinema room. Externally, the property stands well back from the road behind manicured lawned gardens with mature trees and established shrub borders. A sweeping driveway provides ample off street parking and leads to a detached double garage. The extensive rear gardens feature further lawns, sheltered seating areas, an ornamental pond, greenhouse, potting shed, and a rewilded garden area, contributing to the impressive overall plot of approximately 0.5 acres.

Perfectly positioned in one of Castleford's most sought after residential areas, this outstanding home is within easy reach of highly regarded schools, shops, and recreational facilities. The town's railway station and nearby access to the national motorway network make this an ideal location for commuters.

A truly remarkable family residence of rare quality and heritage, an early viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE PORCH

3'11" x 3'11" [1.2m x 1.2m]

A double glazed window to the side and a panelled composite front entrance door leading through to the reception hall and connecting door to the guest toilet.

### W.C.

5'10" x 3'11" [1.8m x 1.2m]

A frosted window to the side, part brick set tiled walls and a two piece white and chrome suite comprising a low suite w.c. and wall mounted wash basin with cupboard under. Central heating radiator.

### RECEPTION HALL

15'8" x 11'5" [max] [4.8m x 3.5m [max]]

A window to the front, a feature fireplace with open grate, parquet flooring, dado panelling and picture rail. Stairs to the first floor and a beautiful ornate old school style radiator.

### LIVING ROOM

19'4" x 13'1" [max] [5.9m x 4.0m [max]]

A window to the front and a thoughtfully designed octagonal window seat to the side, contemporary vertical central heating radiator and a modern media wall with adjoining cupboards and fitted electric fire.



### DINING ROOM

19'0" x 12'5" [5.8m x 3.8m]

A fitted oak fireplace with a living flame coal effect gas fire and fitted settle in front. Windows to the side and rear elevations, central heating radiator and a connecting door through to the rear hallway. A fitted desk in French walnut with matching drawers and cupboards provides a stylish workspace.



### KITCHEN

14'5" x 13'1" [max] [4.4m x 4.0m [max]]

A broad range of bespoke gloss-fronted wall and base units with Corian worktops and matching peninsula unit. A Schock granite sink, matching dresser unit and integrated Bosch appliances including a four ring induction hob with downward extractor, twin built in ovens, integrated dishwasher and space for a side-by-side American-style fridge freezer (included in the sale). Includes a large picture window to the side with electrically controlled blinds a kick-space heater and an integrated wine fridge.

### UTILITY ROOM

10'2" x 8'6" [3.1m x 2.6m]

Contemporary vertical radiator, dado panelling, and storage cupboards with laminate worktop incorporating space and plumbing for a washing machine, tumble dryer and under counter freezer. Houses a wall mounted Vaillant gas fired boiler with views over the rear garden and a useful pantry off.

### CLOAKROOM

6'6" x 4'3" [2.0m x 1.3m]

Fitted shelving and a pedestal sink.

### W.C.

3'11" x 3'3" [1.2m x 1.0m]

A low suite w.c. and a single glazed window to the side elevation.

### SUN ROOM

19'8" x 7'2" [6.0m x 2.2m]

A bright and spacious room with windows and French doors taking full advantage of the views over the garden.

### FIRST FLOOR LANDING

Large central landing with a central heating radiator, window overlooking the back garden and full height fitted cupboard.

### BEDROOM ONE

18'8" x 12'9" [max] [5.7m x 3.9m [max]]

A window to the side and a double central heating radiator.



### BEDROOM TWO

13'1" x 13'1" [4.0m x 4.0m]

A large window to the side and a central heating radiator.



### BEDROOM THREE

13'1" x 12'9" [4.0m x 3.9m]

A window to the front and a double central heating radiator.

### BEDROOM FOUR

13'1" x 8'10" [4.0m x 2.7m]

A window overlooking the back garden, double central heating radiator and a double fronted fitted wardrobe with cupboards over.

### BEDROOM FIVE/OFFICE

9'2" x 7'10" [2.8m x 2.4m]

A window to the front, central heating radiator and an external door leading to the balcony.

### BATHROOM

12'1" x 6'6" [max] [3.7m x 2.0m [max]]

A frosted window to the front, panelled walls, and a contemporary three piece suite comprising double ended panel bath, walk-in shower cubicle with twin head showers, wet-room style floor and glazed screen, vanity wash basin with cupboards under, ladder style heated towel rail and extractor fan.



### W.C.

5'6" x 2'11" [1.7m x 0.9m]

A frosted window to the side, part tiled walls and a two piece white and chrome suite comprising low suite w.c. with concealed cistern and wall mounted vanity wash basin.

### SECOND FLOOR LANDING

This level presents a partially converted space ideal for a variety of uses including additional bedroom space, home office, gymnasium or cinema room.

### ROOM ONE

18'8" x 18'8" [max] [5.7m x 5.7m [max]]

A window to the rear, additional Velux style roof light for natural light and houses the pressurised hot water cylinder.

### ROOM TWO

18'8" x 12'9" [5.7m x 3.9m]

A window to the front, characterful sloping ceilings and a large central heating radiator. There is also a useful storeroom in addition.

### OUTSIDE

To the front, the property enjoys an expansive lawned garden with specimen trees and well established shrub borders. A footpath leads to a terraced area in front of the entrance door. To the side, a wide driveway provides ample off street parking and leads to a detached double garage with a remote controlled electrically operated up and over door, electric light, and power installed. The principal gardens lie to the rear of the house, featuring an expansive lawn, pebbled sitting areas, and paved and decked terraces overlooking a beautiful ornamental pond with waterfall feature. A large greenhouse and potting shed offer additional utility, and steps lead up to a further wildlife garden beyond. The property sits within grounds extending to 0.5 acres.



### 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.

### 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.