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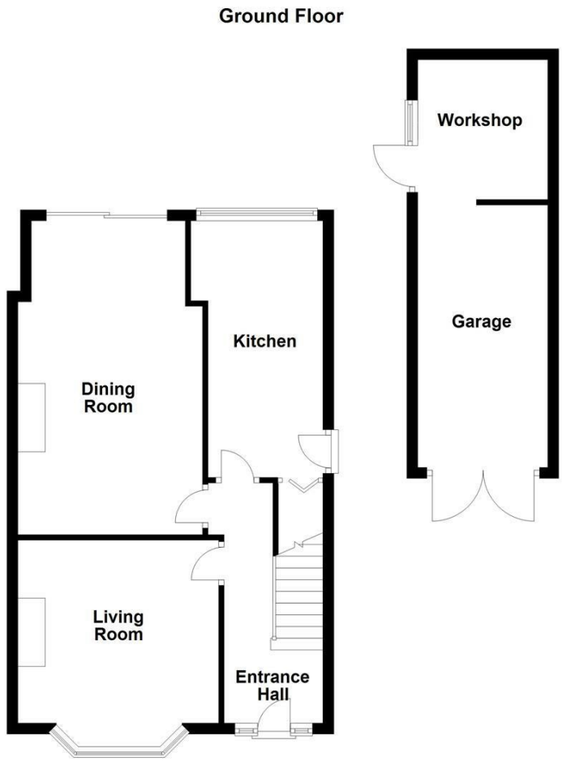
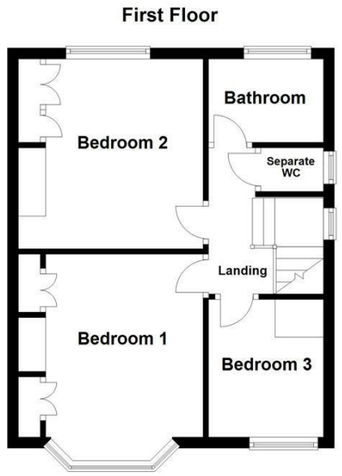




1 Monckton Drive, Castleford, WF10 3HT

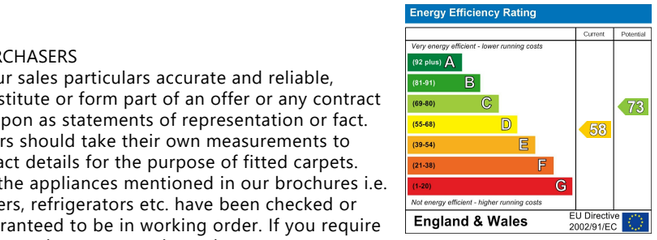
For Sale Freehold Offers Over £295,000

Situated in the sought after Townville area of Castleford is this superbly presented three bedroom detached family home. Offering spacious and versatile accommodation throughout, generous reception space enhanced by a rear extension, and both front and rear gardens with off road parking, this property is certainly not one to be missed.

The property briefly comprises an entrance hall with staircase access to the first floor landing and doors leading to the living room, dining room and kitchen. The dining room opens to the rear extension, providing additional reception space, while the kitchen is positioned to the side of the property and benefits from useful understairs storage. To the first floor landing there is loft access via a pull down ladder benefitting from a window. The loft has been fully boarded and fitted with power, lighting and heating, offering excellent potential for conversion, subject to the necessary planning permissions. The landing also provides access to three bedrooms, the house bathroom and a separate WC. Externally, to the front of the property there is a lawned garden with planted borders incorporating mature shrubs and trees, with boundary walls to the front and timber fencing to the side. A tarmac driveway provides off road parking for up to two vehicles and features a block paved border. To the rear, the property boasts a generous enclosed garden, mainly laid to lawn with mature trees, shrubs and flower beds throughout. There are both paved and pebbled patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by hedging and fencing, making it suitable for both pets and children, and also provides access to a detached single garage with timber double doors and an adjoining workshop with separate side access.

Castleford is a popular location for a wide range of buyers, particularly growing families, as the property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in Castleford town centre. Regular bus routes run nearby, and the town itself benefits from a bus station and two train stations, providing links to major cities including Leeds, Sheffield and York. For leisure and shopping, Xscape Yorkshire, Junction 32 Outlet Village, and Pontefract Racecourse are all within close proximity. The property also offers excellent transport links, being only a short drive from the A1 and M62, providing easy access to the wider motorway network.

Only a full internal inspection will truly appreciate the space, presentation and potential this beautiful home has to offer, and early viewing is strongly 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
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.

ACCOMMODATION

ENTRANCE HALL
14'5" x 6'5" (max) x 2'11" (min) (4.40m x 1.96m (max) x 0.90m (min))
Frosted and stained glass UPVC double glazed front entrance door leading into the hallway, central heating radiator, staircase providing access to the first floor landing, and doors leading to the living room, dining room and kitchen.

LIVING ROOM
12'5" x 12'1" (max) x 5'10" (min) (3.80m x 3.70m (max) x 1.80m (min))
UPVC double glazed bay window to the front aspect, coving to the ceiling, central heating radiator, and fitted storage within the alcove units.

KITCHEN
15'5" x 7'5" (max) x 6'4" (min) (4.71m x 2.27m (max) x 1.95m (min))
Composite side entrance door with frosted glass pane, UPVC double glazed window to the rear, double doors providing access to understairs storage, and central heating radiator. Fitted with a range of wall and base units, stainless steel 1½ sink and drainer with mixer tap, tiled splashback, space for an electric cooker, an under counter fridge and freezer, plumbing for washing machine and dishwasher, and extractor fan.

DINING ROOM
18'10" x 11'6" (max) x 9'8" (min) (5.75m x 3.52m (max) x 2.95m (min))
Three central heating radiators, coving to the ceiling, ceiling rose, gas fireplace with tiled hearth and surround with mantel, dado rail, and sliding doors leading to the rear garden.

FIRST FLOOR LANDING
8'8" x 6'7" (max) x 2'7" (min) (2.66m x 2.02m (max) x 0.80m (min))
Frosted UPVC double glazed window to the side and doors leading to three bedrooms, house bathroom and separate WC. There is also loft access with pull down ladders which benefits from lighting, power, radiator and a window, offering potential for conversion subject to the necessary permissions.

BEDROOM ONE
15'1" x 9'10" (max) x 5'6" (min) (4.60m x 3.0m (max) x 1.70m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, ceiling rose, fitted wardrobes with partially mirrored doors to the alcoves, and fitted vanity unit.

BEDROOM TWO
11'0" x 11'5" (max) x 10'4" (min) (3.37m x 3.50m (max) x 3.16m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and fitted shelving to the alcove units.

BEDROOM THREE
10'0" x 7'0" (max) x 3'6" (min) (3.06m x 2.14m (max) x 1.07m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, and bulkhead.

BATHROOM
6'6" x 5'1" (2.0m x 1.55m)
Frosted UPVC double glazed window to the rear, chrome heated towel radiator, ceramic wash basin set within a storage unit with cupboards below, panelled bath with mains fed shower attachment and glass shower screen, partial tiling, and additional fitted storage units with mirror fronted cupboards.

SEPARATE W.C.
3'9" x 2'7" (1.15m x 0.80m)
Decorative wall panelling, frosted UPVC double glazed window to the side, and low flush WC.

GARAGE
15'8" x 7'9" (4.80m x 2.38m)
Power and lighting, timber double doors to the front, separate side access door, and opening through to the workshop area.

WORKSHOP
8'4" x 7'9" (2.56m x 2.38m)
Accessed from the garage, suitable for storage or hobby use.

OUTSIDE
To the front of the property there is a lawned garden with mature trees and shrubs, with boundary walls and fencing to the sides. A tarmac driveway provides off road parking for two vehicles and leads down the side of the property to a detached single garage at the rear, with timber double doors and adjoining workshop with side access. The rear garden is mainly laid to lawn with mature trees, shrubs and planted borders, along with paved and gravel patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by hedging and fencing, making it suitable for pets and children.

PLEASE NOTE
The current owners have already commissioned and paid for structural engineering drawings, providing the option for the next owners to knock through the kitchen and dining room to create an open plan layout, subject to the necessary approvals.

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

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.