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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*

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



23 Redhill Avenue, Castleford, WF10 4QH

For Sale Freehold £150,000

A beautifully presented and deceptively spacious two bed roomed semi detached house situated in this popular residential area with a conservatory extension to the rear.

With a gas fired central heating system and UPVC double glazed windows is this comfortable and well presented home is approached by a side entrance hall that has a useful understairs store and access through to the guest toilet. The main living room is across the front of the house with a conservatory extension built onto the rear. The kitchen is fitted to a good standard with a broad range of units with integrated cooking facilities. To the first floor there are two well proportioned double bedrooms served by a bathroom and separate W.C.. Outside the property has a lawned area to the front as well as a smaller garden area and substantial storage shed to the rear.

The property is situated in this popular residential area within very easy reach of a good range of local shops, schools and recreational facilities. A broad range of amenities are available in the nearby town centre of Castleford which also has it's own railway station and ready access to the national motorway network.



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ACCOMMODATION

SIDE ENTRANCE HALL

8'2" x 4'7" [2.5m x 1.4m]

UPVC double glazed window and door, ceramic tiled floor, built in under stair cupboard.

DOWNSTAIRS W.C.

3'11" x 2'11" [1.2m x 0.9m]

Tiled walls and floor, fitted with two piece white and chrome cloakroom suite, comprising low suite W.C. and a corner wash basin. Extractor fan.

LIVING ROOM

14'5" x 10'5" [max] [4.4m x 3.2m [max]]

UPVC double glazed window to the front, central heating radiator, feature fire place with an ornate surround with marble insert half housing a living flame, coal affect gas fire.

INNER HALLWAY

Stairs to the first floor.

CONSERVATORY

10'5" x 10'2" [3.2m x 3.1m]

Ceramic tiled floor, UPVC double glazed French

doors out to the garden to the side. Underfloor heating.

KITCHEN

13'5" x 9'2" [4.1m x 2.8m]

Attractively fitted with a good range of wood effect wall and base units with contrasting dark laminate worktops and tiled splashbacks. Insert stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in AEG oven, Integrated full height larder style fridge, space and plumbing for a washing machine, central heating radiator.

FIRST FLOOR LANDING

Loft access point, UPVC double glazed window to the side, deep walk in wardrobe.

BEDROOM ONE

14'5" x 10'5" [4.4m x 3.2m]

UPVC window to the front, central heating radiator, wood effect laminate flooring.

BEDROOM TWO

9'6" x 9'2" [2.9m x 2.8m]

UPVC double glazed window overlooking the

back garden, central heating radiator, sliding mirror fronted doors revealing deep built in wardrobe.

BATHROOM

6'2" x 5'2" [1.9m x 1.6m]

UPVC double glazed frosted window to the rear, fitted to a good standard, two piece white and chrome suite comprising panel bath with twin head shower over and folding glazed screen, vanity wash basin with cupboards under, tiled walls and chrome ladder style heated towel rail.

SEPERATE W.C.

6'2" x 3'3" [1.9m x 1.0m]

UPVC frosted window to the side, low suite W.C., central heating radiator.

OUTSIDE

To the front the property has a broad lawned area, pathway passing the side of the house round to the rear. To the rear of the house there is a smaller garden area together with a useful solid outhouse ideal for secure storage.

COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.