

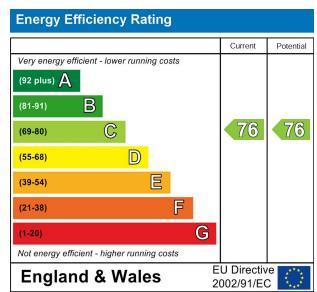
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 3 Champion Avenue, Castleford, WF10 4TE

**For Sale Freehold £390,000**

A fantastic opportunity to purchase this five bedroom detached family home sat on a generous sized plot of 156 square meters. Benefiting from spacious reception rooms, modern fitted bathrooms and UPVC double glazed windows throughout, this property is certainly not one to be missed.

The property briefly comprises of entry through a composite front door into the entrance hall, stairs to the first floor landing and a door to the inner hallway. From the inner hallway there is access to the kitchen breakfast room with access to the side of the property, the downstairs W.C. and the living room. From the living room there are openings to the office and the dining room with bi folding doors out into the rear garden. From the office there is a door to a further office area with a UPVC double glazed window to the front, completing the accommodation on the ground floor. Upstairs to the first floor landing there are door to bedrooms two, three and four, the house bathroom and stairs to the second floor landing. Bedroom two benefitting from an en suite shower room and bedroom three benefitting from a dressing room. Upstairs to the second floor landing there is access to two further bedrooms with bedroom one benefitting from an en suite shower room. To the front is a spacious tarmac driveway providing off road parking for up to four vehicles with block edging, offering ample off-road parking and an EV charging port. Timber gates on both sides provide access to the rear. One side features a paved path leading to a timber lean-to shed and the rear garden. The rear includes a decked patio with steps up to a pebbled garden bordered by bushes and enclosed by timber fencing, ideal for pets and children.

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 entrance hall. Frosted UPVC double glazed panel window to the side of the entrance door, central heating radiator, coving to the ceiling, understairs storage cupboard, door to the inner hallway, staircase to the first floor landing.

### INNER HALLWAY

Feature archway into the kitchen/breakfast room, door into the living/dining room, door into the downstairs W.C.

### DOWNSTAIRS W.C.

4'11" x 2'7" (1.52m x 0.79m)

Low flush W.C., pedestal wash basin with mixer tap and tiled splashback. Central heating radiator, extractor fan.

### KITCHEN BREAKFAST ROOM

7'9" x 26'8" (2.38m x 8.13m)

UPVC double glazed windows to the front and rear, two central heating radiators, breakfast bar, composite side entrance door, coving to the ceiling, spotlights. A range of wall and base units with laminate worksurface over and tiled splashback, 11/2 ceramic sink and drainer with mixer tap, integrated oven and grill, integrated microwave, five ring gas hob with glass splashback and cooker hood with curved glass surround over. Space for a large freestanding fridge freezer, plumbing and drainage for dishwasher, plumbing and drainage for a washing machine.



### LIVING ROOM

11'8" x 15'4" (3.58m x 4.68m)

Coving to the ceiling, central heating radiator, archway providing access into the snug, archway into the dining room.

### DINING ROOM

8'11" x 13'8" (2.73m x 4.17m)

Two frosted UPVC double glazed windows to both sides, UPVC double glazed bi folding doors to the rear garden, coving to the ceiling, central heating radiator.

### OFFICE

8'7" x 8'1" (2.62m x 2.48m)

Central heating radiator, door into the office.

### OFFICE

8'3" x 7'10" (2.52m x 2.41m)

UPVC double glazed window to the front, central heating radiator.

### FIRST FLOOR LANDING

Stairs to the second floor landing. Doors to bedrooms two, three and four, the house bathroom and a storage cupboard.

### BEDROOM TWO

8'6" x 13'6" (2.60m x 4.12m)

UPVC double glazed window to the front, central heating radiator, coving to the ceiling. Door to en suite shower room.



### EN SUITE SHOWER ROOM

5'8" x 6'0" [max] x 4'0" [min] (1.73m x 1.84m [max] x 1.24m [min])

Frosted UPVC double glazed window to the front, extractor fan, full tiling, central heating radiator. Wall hung wash basin with mixer tap, low flush W.C., shower cubicle with mixer shower head attachment.

### BEDROOM THREE

9'0" x 11'6" (2.76m x 3.51m)

UPVC double glazed window to the rear, central heating radiator. Archway into dressing room.

### DRESSING ROOM

8'6" x 5'0" (2.60m x 1.53m)

UPVC double glazed window to the front, central heating radiator, fitted wardrobes to both sides of the room.

### BEDROOM FOUR

8'0" x 13'0" (2.44m x 3.97m)

UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM

6'2" x 8'3" [max] x 5'7" [min] (1.89m x 2.52m [max] x 1.72m [min])

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled, extractor fan. Panelled bath with mixer tap, mixer shower over, glass shower screen, pedestal wash basin with mixer tap, low flush W.C..



### SECOND FLOOR LANDING

Doors bedroom one and a walk-in wardrobe, spotlights.

### BEDROOM ONE

13'6" x 13'0" [max] x 9'7" [min] (4.12m x 3.97m [max] x 2.94m [min])

UPVC double glazed window to the rear, central heating radiator, spotlights. Door into the en suite shower room.



### EN SUITE SHOWER ROOM

8'7" x 7'1" [max] x 4'6" [min] (2.62m x 2.16m [max] x 1.39m [min])

Frosted UPVC double glazed window to the rear, central heating radiator, spotlights, extractor fan. A double walk in shower cubicle with a glass shower screen and shower head attachment, ceramic wash basin with mixer tap built into a vanity drawer below, low flush W.C..



### BEDROOM FIVE

Velux timber double glazed window to the ceiling, access into the eaves, cupboard housing the boiler.

### OUTSIDE

To the front of the property is a large tarmacadam driveway with block edges, providing off road parking for up to four vehicles with an Electric Vehicle charging port, a timber gates on either side of the property providing access to the rear of the property. Down one side of the property is a paved pathway leading to a timber lean-to shed and following around to the rear garden. To the rear of the property there is a decked patio area with steps up to a pebbled garden area with bushes and shrubbery and fully enclosed by timber fencing, making it ideal for pets and children.



### 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.

### PLEASE NOTE