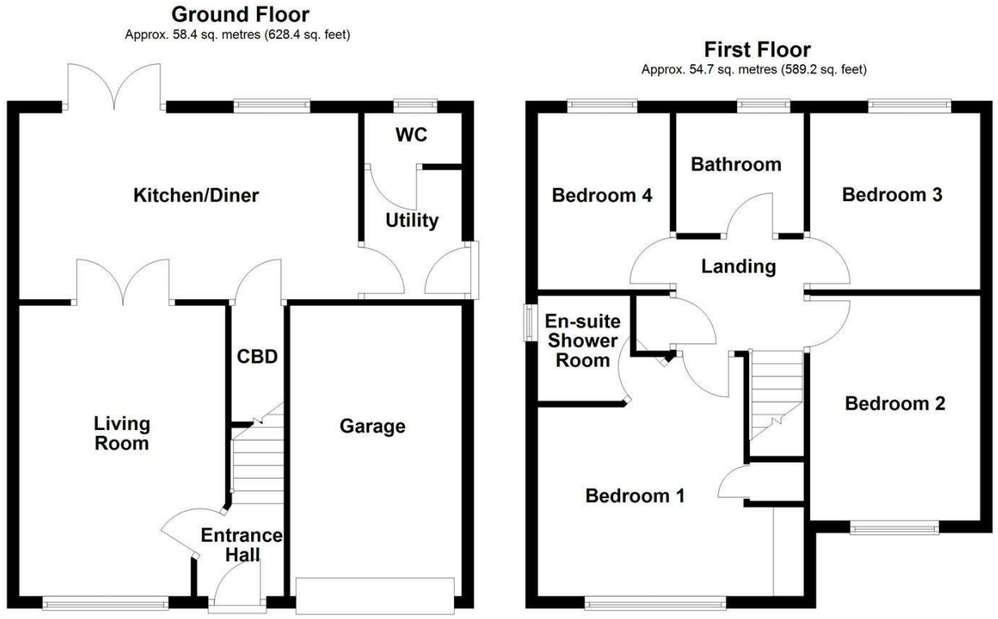
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 113.1 sq. metres (1217.7 sq. feet)



9 Sycamore Drive, Castleford, WF10 5GU

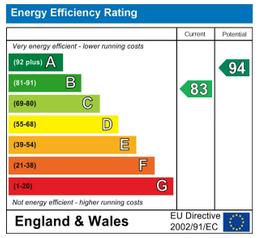
For Sale Leasehold Offers In The Region Of £300,000

Located on a modern and attractive development is this well presented four bedroom detached family home, benefitting from a double driveway, integral single garage and an attractive enclosed lawned rear garden.

The accommodation briefly comprises an entrance hall leading to a spacious living room, which in turn opens through double doors into a modern fitted kitchen diner positioned to the rear. The kitchen is equipped with a breakfast bar and integrated appliances, and is complemented by a separate utility room with access to a downstairs WC, completing the ground floor. To the first floor, the landing provides access to four well proportioned bedrooms (three doubles and one single) and a three piece house bathroom. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors and an en suite shower room. Externally, the rear garden features a paved patio area ideal for outdoor dining, overlooking an attractive lawned garden. The garden is fully enclosed by timber fencing and includes a timber lean to shed, a paved pathway leading to a side gate, as well as external lighting and a water point.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. For professionals who look to commute further afield Castleford does have its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work.

A well proportioned and ready to move into family home. An early viewing is highly recommended.



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
Composite front entrance door leading into the entrance hall with engineered wood flooring, central heating radiator and staircase leading to the first floor landing. Door leading into the living room.

LIVING ROOM
11'2" x 15'9" (3.41m x 4.81m)
UPVC double glazed window to the front aspect, central heating radiator and engineered wood flooring. Double timber doors leading through to the kitchen diner.



KITCHEN/DINER
10'2" x 18'4" (3.12m x 5.60m)
Fitted with a range of wall and base units with laminate work surface and upstands, integrated twin oven and grill with four ring gas hob and cooker hood above, and 1.5 stainless steel sink with swan neck mixer tap. Integrated dishwasher, fridge and freezer. UPVC double glazed French doors leading to the rear garden and additional UPVC double glazed window to the rear. Breakfast bar seating for three, central heating radiator, plinth lighting and doors to the understairs storage cupboard and utility room.



UTILITY ROOM
5'2" x 7'0" (1.59m x 2.15m)
Laminate work surface with plumbing for a washing machine and space for a dryer. Composite side entrance door, wall mounted extractor fan and central heating radiator.

W.C.
2'10" x 5'3" (0.88m x 1.61m)
Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, central heating radiator and frosted UPVC double glazed window to the rear.

FIRST FLOOR LANDING
Loft access, storage cupboard with fitted shelving and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
13'6" (max) x 10'3" (min) x 12'5" (4.14m (max) x 3.14m (min) x 3.80m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with mirrored sliding doors, drawers and shelving. Additional storage cupboard over the bulkhead of the stairs and door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.
6'0" x 4'11" (1.84m x 1.52m)
Pedestal wash basin with mixer tap and tiled splashback, low flush W.C. and enclosed shower cubicle with bi-folding glass door and mixer shower. Frosted UPVC double glazed window to the side, central heating radiator and extractor fan.



BEDROOM TWO
12'2" x 9'3" (3.72m x 2.83m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE
9'3" x 9'7" (2.82m x 2.94m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR
7'2" x 9'7" (2.20m x 2.94m)
UPVC double glazed window to the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
6'3" x 6'9" (1.93m x 2.08m)
Panelled bath with mixer tap and glass screen with electric shower over, pedestal wash basin with mixer tap and tiled splashback, low flush W.C., central heating radiator and frosted UPVC double glazed window to the rear. Extractor fan and shaver point.



OUTSIDE
To the front, there is a double tarmac driveway providing off road parking for two vehicles, leading to an integral single garage with up and over door, power and lighting. Lawned garden with central paved pathway leading to the front door, covered porch, electric car charging point and gated side access. To the rear, there is a paved patio area with water point, leading to a good sized lawned garden enclosed by timber fencing. External lighting and timber lean-to shed providing useful storage.



LEASEHOLD
The service charge is £99.34 (pa) and the ground rent is £225 (pa). The remaining term of the lease is 989 years (2026). A copy of the lease is held on our file at the Pontefract office.

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.