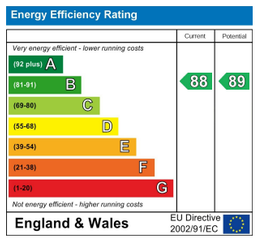
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

14 Voysey Avenue, Castleford, WF10 5UX

For Sale Freehold Guide Price £320,000 - £330,000

Situated on this sought after development in Castleford is this well presented four bedroom semi detached home spanning over three floors and benefitting from well proportioned rooms and an enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c. and kitchen/diner. The first floor leads to bedroom one which benefits from en suite shower facilities and space for a super kind bed, and living room. The second floor provides access to three further bedrooms, two being double and the third being a single and currently being used as a study, with bedroom two benefitting from en suite shower facilities and the house bathroom. Outside to the front of the property there is a tarmacadam driveway providing off road parking for two vehicles leading to the single integral garage. To the rear, the garden is mainly laid to lawn with paved patio area, perfect for outdoor dining and enclosed by timber fencing. The property also benefits from solar panels.

Castleford makes an ideal home for a range of buyers with a range of amenities close by, such as good schools and shops. For commuters looking to travel further afield, the M62 motorway is only a short distance away, as well as main bus routes running to and from Pontefract and Wakefield.

This quality home is certainly not one to be missed and only a full internal inspection will truly show what the property has to offer and an early viewing is highly advised to avoid any disappointment.

ACCOMMODATION

ENTRANCE HALL
16'9" x (max) x 6'4" (max) x 3'1" (min) (5.13m x (max) x 1.95m (max) x 0.96m (min))
Central heating radiator, stairs to the first floor landing and doors to storage cupboard, understairs w.c. and kitchen/diner.

W.C.
5'8" x 2'11" (1.75m x 0.89m)
Central heating radiator, low flush w.c., extractor fan, pedestal wash basin with mixer tap and tiled splash back.

KITCHEN/DINER
16'10" x 16'2" (max) x 15'5" (min) (5.14m x 4.95m (max) x 4.72m (min))
Range of modern wall and base units with laminate work surface over, four ring induction hob, stainless steel sink and drainer with mixer tap, integrated oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Set of UPVC double glazed French doors leading to the rear garden, LED ceiling spotlights, feature light fitting and central heating radiator.

FIRST FLOOR LANDING
7'2" x 9'8" (2.2m x 2.96m)
Central heating radiator, stairs to the second floor landing and doors leading to bedroom one and the living room.

LIVING ROOM
16'9" x 14'4" (max) x 9'6" (min) (5.13m x 4.39m (max) x 2.9m (min))
Two UPVC double glazed window to the front and central heating radiator.

BEDROOM ONE
16'9" x 11'6" (5.13m x 3.53m)
Two UPVC double glazed windows to the rear, two central heating radiators, door leading to the en suite shower room, LED spotlights and set of fitted wardrobes with sliding mirror doors. Sufficient space for a Super King/King sized bed.

EN SUITE SHOWER ROOM/W.C.
4'9" x 9'3" (1.47m x 2.84m)
Chrome ladder style radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Tiled shower cubicle with glass shower screen, overhead shower and shower head attachment.

SECOND FLOOR LANDING
6'11" x 13'6" (max) x 8'10" (min) (2.13m x 4.14m (max) x 2.7m (min))
Loft access and doors to three bedrooms, house bathroom and storage cupboard. Central heating radiator.

BEDROOM TWO
16'10" x 9'11" (5.14m x 3.04m)
Two UPVC double glazed windows to the front, central heating radiator and door leading to the en suite shower room. Ample space for a double bed.

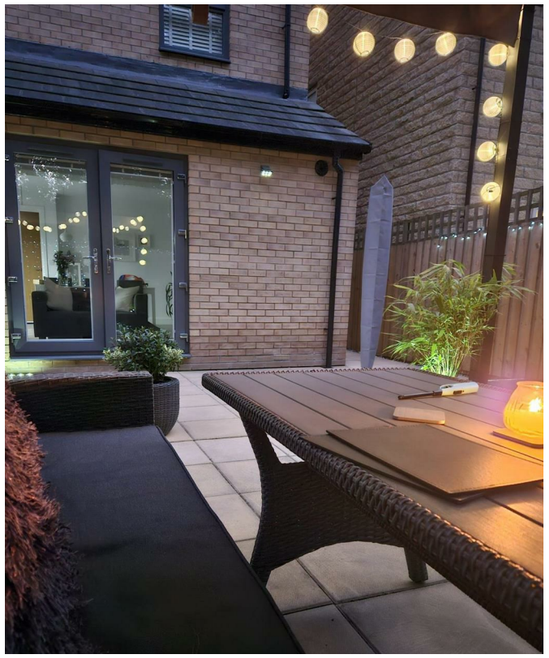
EN SUITE SHOWER ROOM/W.C.
4'6" x 9'3" (1.39m x 2.84m)
Chrome ladder style radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Tiled shower cubicle with glass shower screen, overhead shower and shower head attachment.

BATHROOM/W.C.
5'6" x 9'4" (1.69m x 2.86m)
Chrome ladder style radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Bath with mixer tap and tiled splash back.

BEDROOM THREE
10'7" x 9'4" (max) x 8'9" (min) (3.23m x 2.85m (max) x 2.68m (min))
Central heating radiator and UPVC double glazed window to the rear. Ample space for a double bed.

BEDROOM FOUR
7'5" x 7'9" (2.27m x 2.37m)
Central heating radiator and UPVC double glazed window to the rear. Ample space for a single bed.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles leading to the single integral garage with manual up and over door. Whilst to the rear, the garden is mainly laid to lawn with paved patio area, perfect for outdoor dining and entertaining and enclosed by timber fencing.



WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Our development, which has been established for 8 years, is a friendly, quiet and pleasant place to live.

The front of the property benefits from facing directly onto open greenspace. To the rear, a mature treeline provides a natural backdrop to the private garden which is not overlooked by other houses.

The entire plot both inside and out, feels very spacious and nobody parks in the vicinity as we are positioned at a road junction.

We're well placed to easily access local bus, rail and motorway networks.

We have miles of river walks and cycling routes nearby, following the Castleford Greenway and Trans Pennine Trail."

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.