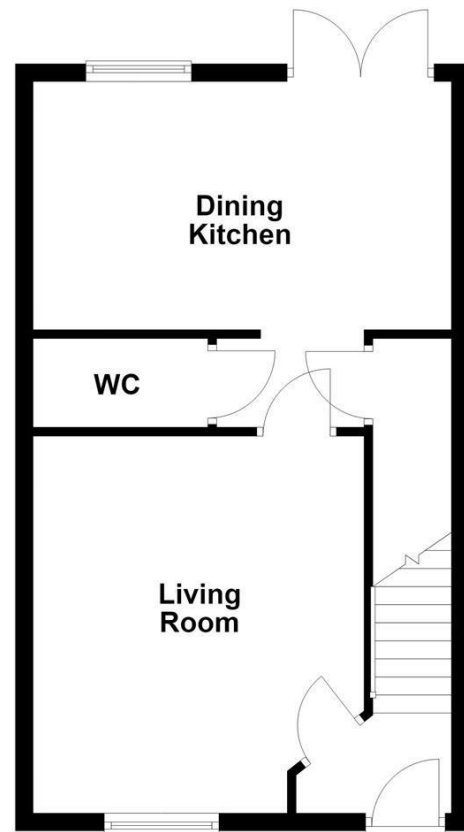
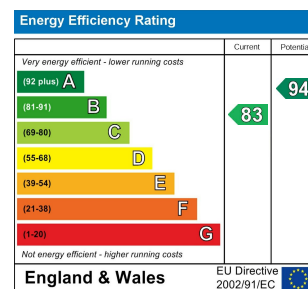
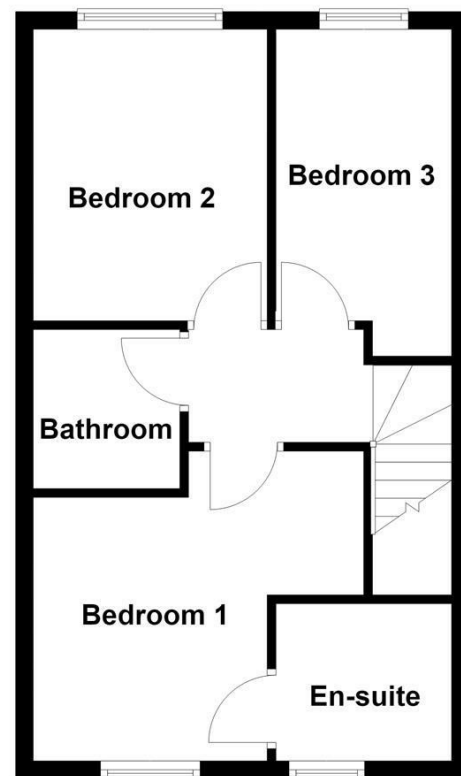


Ground Floor



First Floor



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.



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6 Craig Hopson Avenue, Castleford, WF10 5US

For Sale Freehold £220,000

An attractively presented three bedroom semi detached family home, offering well proportioned accommodation throughout and benefitting from an en suite shower room to the principal bedroom, together with a lovely enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall with useful understairs storage and access to a downstairs guest cloakroom. The spacious living room overlooks the front of the property, whilst to the rear is a contemporary kitchen diner fitted with a good range of modern units and integrated appliances. The adjoining dining area features French doors opening directly onto the rear garden. To the first floor, the principal bedroom benefits from its own en suite shower room, while two further well proportioned bedrooms are served by a modern family bathroom. Externally, the property benefits from side by side off road parking to the front. To the rear is an attractive low maintenance garden with a paved patio seating area, providing an ideal space for outdoor dining and entertaining.

The property is situated within a popular residential area on the fringe of the town, close to a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Castleford and Pontefract, both of which offer railway stations and excellent access to the national motorway network.

An early viewing is highly recommended to fully appreciate all that this attractive family home has to offer.

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*

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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



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ACCOMMODATION

ENTRANCE HALL

Front entrance door leading into the entrance hall, with staircase providing access to the first floor landing and door leading into the living room.

LIVING ROOM

13'9" x 12'1" [4.20m x 3.70m]

Window to the front elevation and central heating radiator. Inner hallway provides access to a useful storage cupboard and the guest W.C.



W.C.

6'6" x 3'3" [2.00m x 1.00m]

Fitted with a low flush W.C. and wash basin, together with a central heating radiator.

DINING KITCHEN

15'5" x 9'2" [4.70m x 2.80m]

Fitted with a good range of contemporary style wall and base units, incorporating a four ring gas hob with extractor hood above, built-in double oven, integrated fridge and freezer, integrated washing machine and sink unit with mixer tap. Matching cupboard housing the gas fired central heating boiler. Window and double French doors overlooking and providing access to the rear garden. The adjoining dining area benefits from a central heating radiator and French doors opening onto the rear garden.



FIRST FLOOR LANDING

Providing access to three bedrooms and the family bathroom.

BEDROOM ONE

12'5" x 9'6" [3.80m x 2.90m]

Window to the front elevation, central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'2" x 5'10" [1.90m x 1.80m]

Frosted window to the front and fitted with a three piece suite comprising shower cubicle with glazed screen, wash basin and low flush W.C. Tiled walls.



BEDROOM TWO

10'9" x 8'10" [3.30m x 2.70m]

Window overlooking the rear garden and central heating radiator.



BEDROOM THREE

10'9" x 6'10" [3.30m x 2.10m]

Window overlooking the rear garden and central heating radiator.

BATHROOM/W.C.

6'6" x 5'10" [2.00m x 1.80m]

Fitted with a three piece white and chrome suite comprising panelled bath, wall mounted wash basin and low flush W.C. Part tiled walls and frosted window to the side.

OUTSIDE

To the front of the property are side by side driveway parking spaces. To the rear is an attractive garden laid mainly to lawn with a paved patio seating area, ideal for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.