



#### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 12 Hazelmount Way, Castleford, WF10 5FF

### For Sale Freehold £165,000

A three storey town house on this popular development, close to Castleford town centre and within easy reach of local amenities including shops, schools, Supermarkets, Xscape Leisure Complex, Junction 32 Shopping Outlet and both road and links for those wishing to commute.

The accommodation briefly comprises; entrance hall, second bedroom and shower room/w.c. to complete the ground floor. The first floor comprises an open plan living/dining/kitchen with fridge freezer, access to the principal bedroom suite on the second floor, with en suite shower room/w.c. Outside, there is off street parking for one car and bin storage. Please note, all blinds and curtains are included.

The property itself would be ideally suited for the first time buyer or those with a teenager, providing access to their own bathroom. Stylishly decoration throughout, only by an internal inspection can one fully appreciate the size, quality and location of this superb home.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Staircase to the first floor and doors to the airing cupboard, second bedroom and shower room/w.c. Central heating radiator.

BEDROOM TWO

15'3" x 8'11" max [4.65 x 2.72 max]

Two UPVC double glazed windows to the front and side. Central heating radiator.

SHOWER ROOM/W.C.

7'5" x 5'9" max [2.26 x 1.75 max]

Three piece modern white suite comprising shower cubicle with electric shower, wash hand basin with tiled splash back and low flush w.c. Central heating radiator, downlight spotlighting, extractor fan and under stairs utility cupboard housing a washing machine.

FIRST FLOOR LIVING SPACE

15'3" x 15'4" max [4.65 x 4.67 max]

Open plan living, dining and kitchen space. The kitchen comprises a range of modern units to both

high and low level with laminate work surfaces and an inset single bowl sink and drainer with mixer tap. Integral electric oven with electric hob and extracting cooker hood, fridge/freezer and inset spotlights to the ceiling. The living space has both T.V. and telephone points, central heating radiator and three UPVC double glazed windows to the front and side. ~ Enclosed staircase to the second floor - principal bedroom - with UPVC double glazed window to the front and central heating radiator.

SECOND FLOOR BEDROOM

4.65 x 4.67 max. including en suite

Four UPVC double glazed windows to the front and side. Central heating radiator. Door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

6'7" x 6'2" max [2.01 x 1.88 max]

Three piece modern white suite comprising shower cubicle with mains feed shower, wash hand basin with tiled splash back and low flush w.c. Central heating towel rail, downlight spotlighting and extractor fan.

OUTSIDE

There is a buffer garden to the front, whilst to the rear there is off street parking for one car and a further strip of garden ideal for bin storage, etc.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I love this house because it is in a quiet location with lovely views over the park. It is in walking distance of excellent shops and also the railway station. Only selling because of move to be closer to family."

COUNCIL TAX BAND

The council tax band for this property is A.

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.