



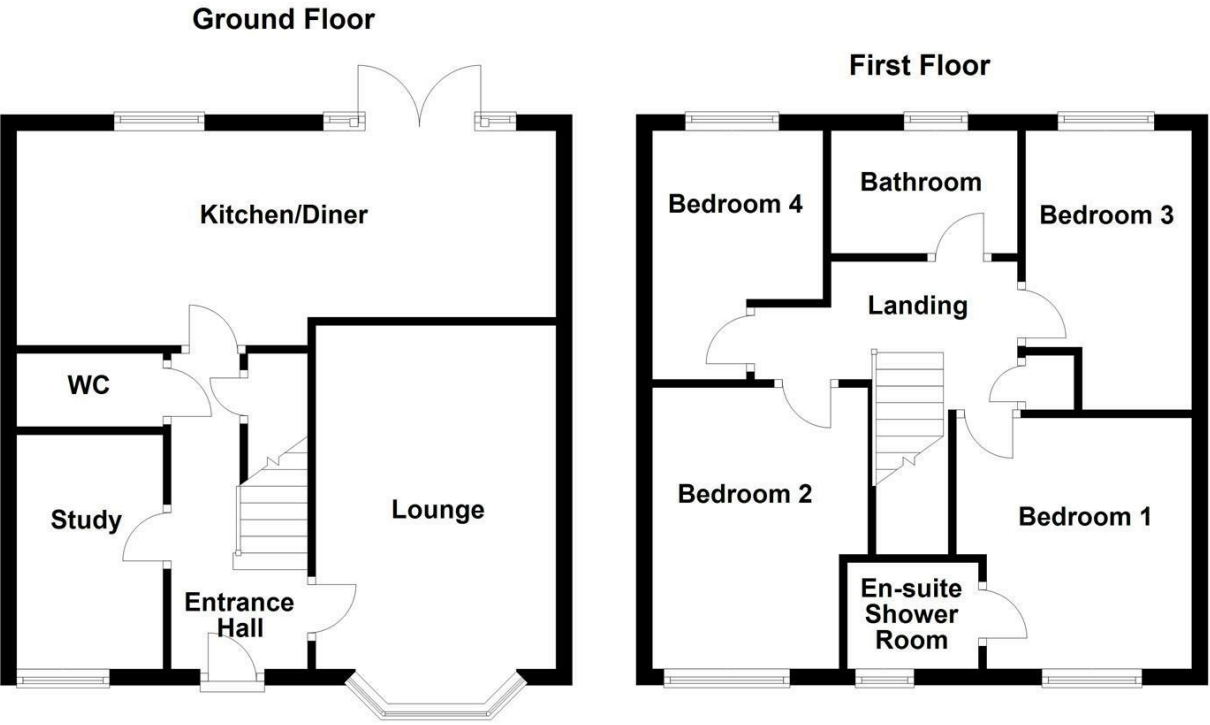
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

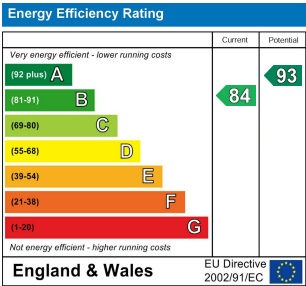


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



70 Craig Hopson Avenue, Castleford, WF10 5US

For Sale Freehold £374,500

Situated on this sought after development is this superbly presented four bedroom detached family benefitting from modern fitted kitchen and bathrooms, driveway with garage and an attractive landscaped rear garden.

The property briefly comprises of the entrance hall, lounge, downstairs w.c., kitchen/diner and study. The first floor landing leads to four bedrooms (main with en suite shower room) and modern house bathroom. Outside to the front is a pebbled garden and driveway to the side leading to the single garage. Whilst to the rear is an attractive landscaped tiered garden with paved patio area, perfect for al fresco dining with steps up to a lawn with further steps to a raised decked patio area housing a timber built summerhouse.

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. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage and doors to the lounge, kitchen/diner, downstairs w.c. and study. HIVE heating hub located here.

LOUNGE

17'0" x 12'8" [max] x 4'3" [min] [5.2m x 3.87m [max] x 1.3m [min]]
UPVC double glazed bay window to the front, two central heating radiators and air conditioning system.



W.C.

6'10" x 3'4" [2.1m x 1.02m]
Low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. Extractor fan and central heating radiator.

KITCHEN/DINER

26'6" x 10'6" [max] x 9'2" [min] [8.08m x 3.22m [max] x 2.81m [min]]
Range of modern wall and base shaker style units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated

double oven, five ring gas hob with extractor hood. Integrated dishwasher, integrated washing machine and integrated fridge/freezer. UPVC double glazed window to the rear, set of French doors to the rear garden with built in blinds, two central heating radiators and ceiling extractor fan.



STUDY

6'10" x 10'6" [2.1m x 3.21m]
Central heating radiator and UPVC double glazed window to the front.

FIRST FLOOR LANDING

Loft access, central heating radiator, storage cupboard and doors to four bedrooms and bathroom.

BEDROOM ONE

12'3" x 12'8" [max] x 10'4" [min] [3.75m x 3.88m [max] x 3.15m [min]]
Range of fitted wardrobes, UPVC double glazed window to the front, central heating radiator, air conditioning unit and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'2" [1.97m x 1.6m]
Low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower and shower screen. UPVC double glazed frosted window to the front, chrome ladder style radiator and extractor fan.



BEDROOM TWO

13'10" x 10'0" [max] x 9'1" [min] [4.22m x 3.06m [max] x 2.78m [min]]
UPVC double glazed window to the front, fitted wardrobes and central heating radiator.



BEDROOM THREE

12'9" x 9'0" [max] x 5'8" [min] [3.9m x 2.75m [max] x 1.73m [min]]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

11'3" x 10'1" [max] x 7'5" [min] [3.43m x 3.08m [max] x 2.28m [min]]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
6'7" x 6'2" [2.01m x 1.9m]

Low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the rear and chrome ladder style radiator.



OUTSIDE

To the front is a low maintenance pebbled garden and driveway to the side leading to the single garage [5.12m x 2.46m] with electric roller door, power and light. To the rear is an attractive stone paved patio, perfect for outdoor dining and entertaining with steps leading up to a lawned garden with further steps to a raised decked patio with summerhouse, fully enclosed by walls and timber fencing.



SUMMERHOUSE

7'6" x 15'8" [2.3m x 4.8m]
Timber framed, power and light. Ideal for an outdoor bar or work from home space.

COUNCIL TAX BAND

The council tax band for this property is E.

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.