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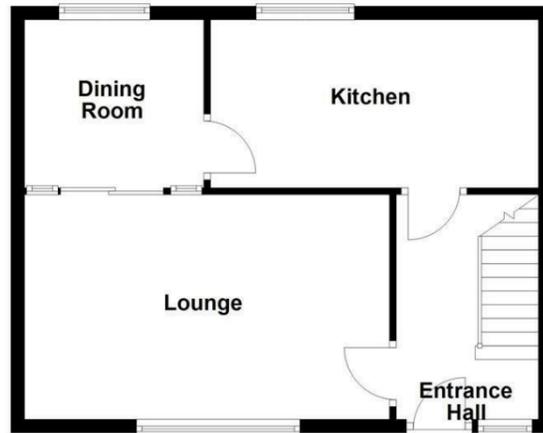
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01924 266 555

HORBURY  
01924 260 022

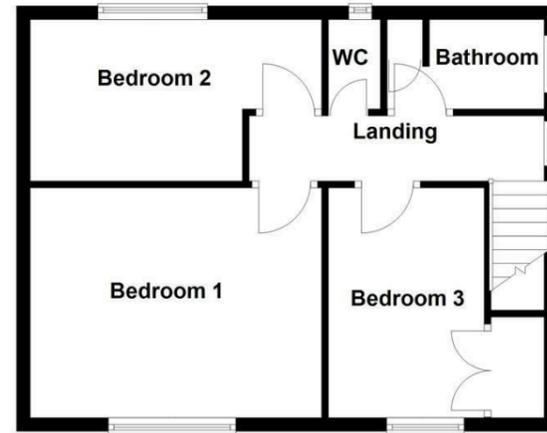
NORMANTON  
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Ground Floor



First Floor



## 4 Castle Garth, Pontefract, WF8 2JE

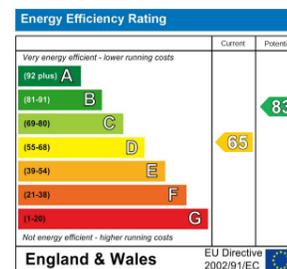
For Sale Freehold £200,000

Backing directly onto the impressive grounds of Pontefract Castle, this deceptively spacious three bedroom semi detached property offers well proportioned accommodation, generous off road parking and an enclosed rear garden, making it a home not to be missed.

The accommodation comprises an entrance hall with staircase to the first floor and doors leading to the living room and kitchen, both of which provide access through to the dining room. The kitchen also benefits from direct access to the rear garden. To the first floor, the landing provides loft access and doors to three good sized bedrooms, the house bathroom and a separate w.c. Externally, the property enjoys a driveway to the front providing off road parking for approximately three to four vehicles, finished in patterned concrete with additional pebbled and paved areas, all enclosed by boundary walls and timber fencing. To the rear is an enclosed garden, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. The garden also benefits from a timber shed, which will remain, and offers space for a summer house if desired. The rear boundary enjoys the rare and attractive outlook backing directly onto the historic Pontefract Castle grounds.

Pontefract is a highly desirable location for a range of buyers including first-time buyers, professional couples and young families. The property is ideally positioned for access to local shops, schools and amenities within Pontefract town centre, with All Saints Church visible from the front of the property. Excellent transport links are available, including local bus routes, Pontefract Bus Station within walking distance and three nearby railway stations providing both local and national connections, including routes to London. The M62 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will truly reveal the space and setting this quality home has to offer, and an early viewing is highly recommended to avoid disappointment.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

A frosted UPVC double glazed front door leads into the entrance hallway with coving to the ceiling, a central heating radiator, stairs leading to the first floor and doors providing access to the living room and kitchen.

### LOUNGE

20'4" x 10'7" [6.21m x 3.24m]

UPVC double glazed window to the front elevation with fitted shutters, coving to the ceiling and a central heating radiator. A multi-fuel burning stove is set within a stone hearth with wooden mantel, and sliding doors provide access through to the dining room.



### DINING ROOM

8'5" x 9'0" [2.58m x 2.75m]

UPVC double glazed window to the rear elevation, a central heating radiator and a door leading through to the kitchen.



### KITCHEN

18'0" [max] x 8'5" [min] x 5'2" [5.50m [max] x 2.57m [min] x 1.60m]

A range of wall and base units with laminate work surfaces over, a stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, a four ring induction hob with partial stainless steel splashback and extractor hood above. Space and plumbing for a washing machine and dishwasher, along with space for a fridge freezer. UPVC double glazed window to the rear elevation and a frosted UPVC double glazed door opening onto the rear garden. An understairs storage cupboard with a UPVC double glazed window to the side.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, and coving to the ceiling. Doors provide access to three bedrooms, the house bathroom and a separate w.c.

### BEDROOM ONE

14'9" x 10'5" [4.52m x 3.20m]

Coving to the ceiling, a UPVC double glazed window to the front elevation and a central heating radiator.



### BEDROOM TWO

10'9" x 8'11" [3.30m x 2.72m]

UPVC double glazed window to the front elevation, coving to the ceiling, a central heating radiator and a range of fitted wardrobes and storage units.



### BEDROOM THREE

15'0" [max] x 8'6" [min] x 5'4" [4.58m [max] x 2.60m [min] x 1.65m]

UPVC double glazed window to the rear elevation, a central heating radiator, coving to the ceiling, and a range of fitted wardrobes and storage units along with a vanity unit.

### BATHROOM

8'6" [max] x 5'6" [min] x 5'2" [2.61m [max] x 1.70m [min] x 1.60m]

A frosted UPVC double glazed window to the side elevation and comprises a ceramic wash basin built into a storage unit with mixer tap, a chrome ladder style central heating radiator, coving to the ceiling, full tiling, and a storage cupboard housing the water tank. A panelled bath with mixer tap and mains-fed overhead shower with additional shower head attachment.



### W.C.

5'4" x 3'0" [1.63m x 0.92m]

A frosted UPVC double glazed window to the rear elevation, a low flush WC, and a wall mounted ceramic wash basin with storage below and mixer tap.

### OUTSIDE

Externally, to the front of the property are planted beds with mature shrubs and off road parking for three to four vehicles provided by a concrete style driveway with block paving effect, along with a pebbled area and an additional paved section. To the rear, the garden is mainly laid to lawn and incorporates a paved patio area ideal for outdoor dining and entertaining. There is also a garden shed and a timber built summer house. The garden is fully enclosed by stone walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.