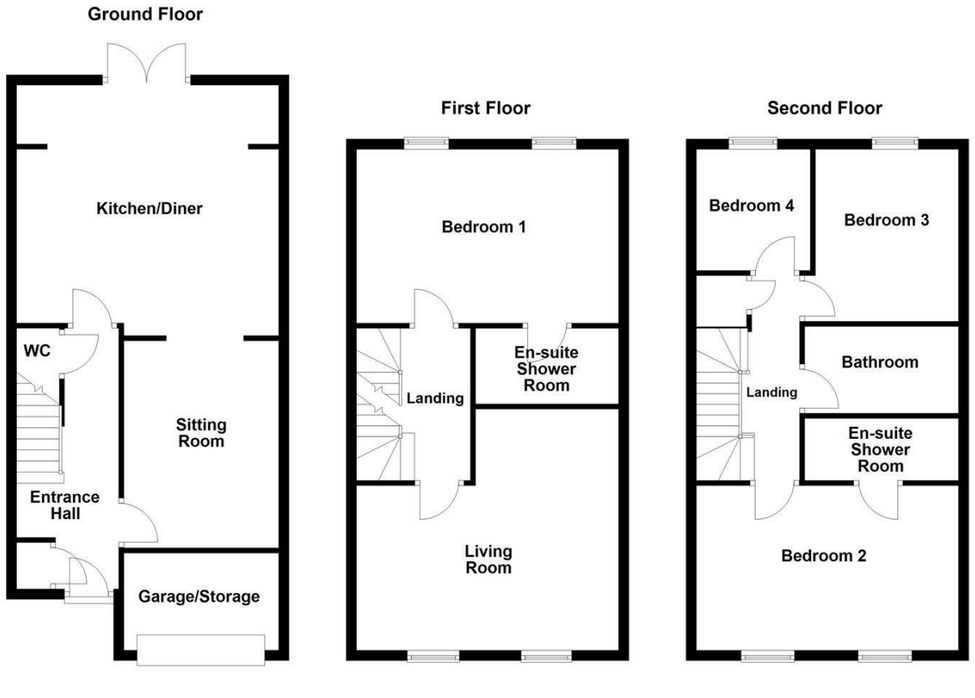
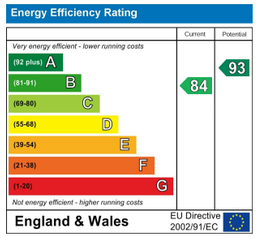




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

24 Sedgefield Road, Castleford, WF10 5ZB

For Sale Freehold £320,000

Situated on a sought after modern development is this superbly presented four bedroom semi detached family home, offering spacious and versatile accommodation over three floors, a converted garage providing additional reception space and a larger than average rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, a useful storage cupboard, downstairs WC and a converted garage now utilised as a sitting room. Both the sitting room and entrance hall lead through to a contemporary kitchen diner positioned to the rear with access to the garden. To the first floor, the landing provides access to the principal bedroom with en suite shower room, a spacious living room and stairs leading to the second floor. The second floor offers three further bedrooms, one of which benefits from en suite facilities, along with a modern house bathroom and loft access. Externally, the front of the property features a planted bed with shrubs and a tarmac driveway providing off road parking for two vehicles, along with access to the remaining garage storage space. The rear garden is attractively landscaped and tiered, incorporating paved and gravelled patio areas ideal for outdoor dining and entertaining, along with lawned sections, planted beds and railway sleeper borders. The garden is fully enclosed, making it suitable for both pets and children.

Castleford is a popular location for families, offering a wide range of local amenities including shops, schools and leisure facilities, with the town centre close by. The area is well served by local bus routes and benefits from two train stations providing links to Leeds, Sheffield and York. The M62 motorway is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space, flexibility and quality this home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
16'8" x 6'6" (max) x 3'3" (min) (5.1m x 2.0m (max) x 1.01m (min))
Composite front entrance door, spotlights to the ceiling, central heating radiator, dado rail, stairs to the first floor landing and doors to the sitting room, kitchen diner, downstairs W.C. and storage cupboard.

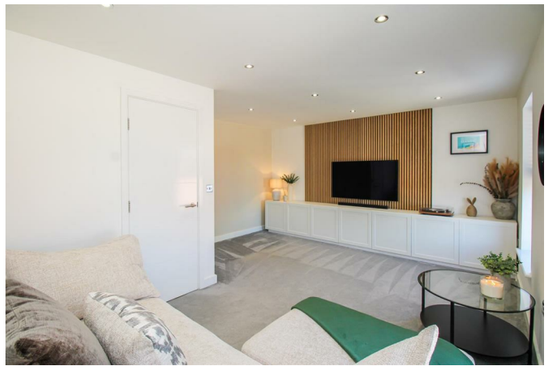
W.C.
5'8" x 2'9" (1.75m x 0.85m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, dado rail, central heating radiator and extractor fan.

SITTING ROOM
13'3" x 9'6" (max) x 7'9" (min) (4.05m x 2.9m (max) x 2.38m (min))
Central heating radiator and open access through to the kitchen diner.

KITCHEN DINER
16'2" x 16'9" (max) x 9'8" (min) (4.95m x 5.12m (max) x 2.95m (min))
Spotlights to the ceiling, UPVC double glazed French doors to the rear garden, central heating radiator and a modern range of wall and base units with laminate work surface over. Central island with breakfast bar, composite sink and drainer with mixer tap, tiled splashback, integrated oven, four ring induction hob with stainless steel splashback, integrated fridge freezer, dishwasher and washing machine, along with kickboard heating.

FIRST FLOOR LANDING
9'8" x 7'3" (max) x 3'5" (min) (2.97m x 2.22m (max) x 1.05m (min))
Spotlights to the ceiling, central heating radiator, stairs to the second floor and doors to bedroom one and the living room.

LIVING ROOM
16'10" x 14'3" (max) x 9'5" (min) (5.15m x 4.36m (max) x 2.88m (min))
Two UPVC double glazed windows to the front, two central heating radiators and spotlights to the ceiling.



BEDROOM ONE
11'8" x 16'10" (3.57m x 5.15m)
Two UPVC double glazed windows to the rear, two central heating radiators, spotlights to the ceiling, fitted wardrobes with sliding doors and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
9'3" x 4'10" (max) x 3'9" (min) (2.82m x 1.48m (max) x 1.16m (min))
Extractor fan, spotlights to the ceiling, chrome ladder style radiator, low flush W.C., pedestal wash basin with mixer tap and tiled splashback, shaver point and shower cubicle with overhead shower and glass screen, part tiled.

SECOND FLOOR LANDING
13'11" x 7'1" (max) x 3'0" (min) (4.25m x 2.16m (max) x 0.93m (min))
Loft access, spotlights to the ceiling, central heating radiator, storage cupboard housing the water tank and doors to bedrooms two, three, four and the house bathroom.

BEDROOM TWO
9'5" x 16'10" (2.88m x 5.15m)
Two UPVC double glazed windows to the front, central heating radiator, spotlights to the ceiling, fitted wardrobes with sliding doors and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
9'4" x 4'7" (max) x 3'10" (min) (2.87m x 1.4m (max) x 1.18m (min))
Extractor fan, spotlights to the ceiling, chrome ladder style radiator, low flush W.C., pedestal wash basin with mixer tap and tiled splashback, shaver point and shower cubicle with overhead shower and glass screen, part tiled.

BEDROOM THREE
11'3" x 9'6" (max) x 8'9" (min) (3.43m x 2.9m (max) x 2.67m (min))
UPVC double glazed window to the rear, central heating radiator and spotlights to the ceiling.

BEDROOM FOUR
7'9" x 7'9" (2.37m x 2.37m)
UPVC double glazed window to the rear, central heating radiator and spotlights to the ceiling.

HOUSE BATHROOM/W.C.
5'6" x 9'5" (max) x 8'5" (min) (1.7m x 2.88m (max) x 2.58m (min))
Spotlights to the ceiling, extractor fan, chrome ladder style radiator, low flush W.C., pedestal wash basin with mixer tap and tiled splashback, shaver point and panel bath with mixer tap and mains shower over with glass screen, part tiled.

OUTSIDE
To the front, a low maintenance garden with slate and planted beds, along with a driveway providing off road parking for two vehicles leading to the garage and front entrance. To the rear, a landscaped and tiered garden with paved and pebbled patio areas, lawn and planted borders with railway sleeper edging. Fully enclosed by timber fencing, ideal for pets and children.

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.