



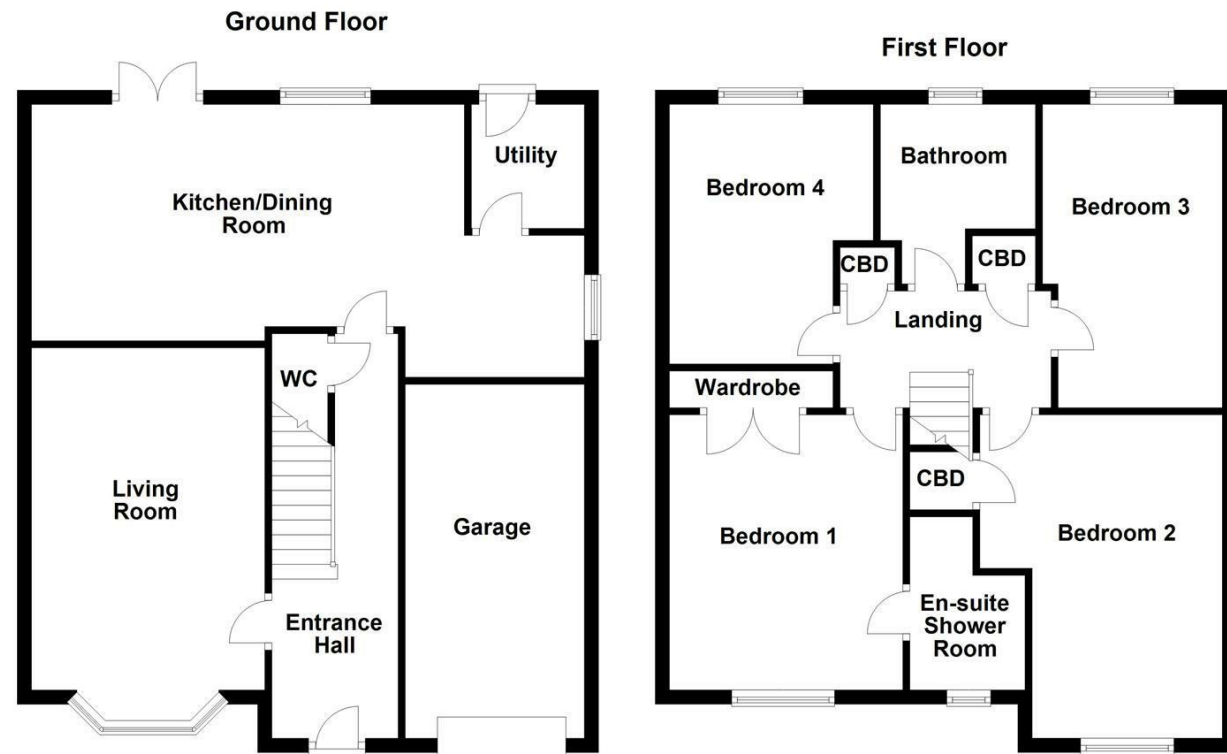
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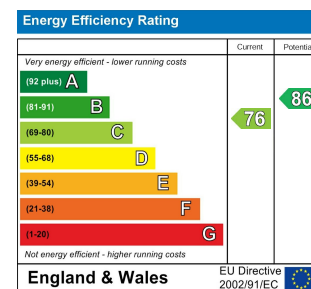
10 Holywell Avenue, Castleford, WF10 3FD

For Sale Freehold £325,000

Situated on the small sought after modern development in Castleford is this deceptively spacious four bedroom detached family home, beautifully presented throughout and boasting off road parking, an enclosed rear garden and well proportioned accommodation including four double bedrooms.

The accommodation briefly comprises entrance hall, living room, downstairs w.c. and German Nobilia kitchen dining room. The kitchen dining room has access to the utility room. To the first floor landing there is loft access, bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room/w.c. To the front of the property the garden is laid to lawn with a paved pathway to the front entrance door, a tarmac driveway providing off road parking for two vehicles leading to the single integral garage with up and over door. There is also Smart EV Charger - 7.4kw. To the rear the garden is mainly laid to lawn and incorporates a paved patio area perfect for outdoor dining and entertaining, planted beds, raised decked area and space for a garden shed.

Castleford is ideal for a range of buyers, as for the growing family looking to move to the area it is aptly placed for local amenities such as shops and schools and these can be found within walking distance. For the commuter, the property is close by to local bus routes to neighbouring towns such as Pontefract and Knottingley. Castleford does have its own bus station and two train stations. For those who look to commute further afield the M62 motorway link is also only a short distance from the property.



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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*your home may be repossessed if you do not keep up repayments on your mortgage

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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.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted pane leading into the entrance hall. Stairs providing access to the first floor landing, doors into the living room, kitchen dining room and downstairs w.c. Spotlighting to the ceiling, coving to the ceiling, central heating radiator.

LIVING ROOM

10'9" x 15'9" [3.3m x 4.81m]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, gas fireplace with marble effect hearth, surround and mantle.



DOWNSTAIRS W.C.

5'1" x 2'6" [1.56m x 0.78m]

Central heating radiator, low flush w.c., pedestal wash basin with tiled splashback and extractor fan.

KITCHEN DINING ROOM

25'7" x 10'10" max x 6'7" min [7.82m x 3.31m max x 2.01m min]

Door into the utility. UPVC double glazed windows to the rear and side, UPVC double glazed French doors leading to the rear garden, two central heating radiators, spotlights to the ceiling. A range of modern German Nobilia kitchen wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, laminate splashback, four ring induction hob with partial pyrex splashback and extractor hood over, integrated double oven and integrated fridge freezer, integrated dishwasher and Amtico flooring.



UTILITY ROOM

5'2" x 5'8" [1.6m x 1.73m]

Composite door with frosted pane leading to the rear, central heating radiator, wall and base units, laminate work surface over, extractor fan, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Spotlights to the ceiling, coving to the ceiling, loft access, doors to bedrooms and the house bathroom/w.c. Two storage cupboards. Central heating radiator.

BEDROOM ONE

12'8" x 10'11" [3.88m x 3.34m]

Central heating radiator, coving to the ceiling, door to the en suite shower room/w.c., double doors to a wardrobe storage cupboard, UPVC double glazed window to the front.



EN SUITE SHOWER ROOM/W.C.

8'0" x 5'3" max x 2'10" min [2.46m x 1.62m max x 0.87m min]

Frosted UPVC double glazed window to the front, spotlighting to the ceiling, extractor fan, anthracite ladder style central heating radiator, concealed cistern, low flush w.c., wash basin built into storage unit with storage below and mixer tap. Shower cubicle with mains fed shower head attachment, shower screen, overhead rain shower and is fully tiled.

BEDROOM TWO

15'4" x 10'9" max x 8'7" min [4.68m x 3.3m max x 2.63m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, access to an overstairs storage cupboard.



BEDROOM THREE

13'11" x 8'1" max x 7'5" min [4.26m x 2.48m max x 2.28m min]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.

BEDROOM FOUR

11'11" x 9'6" max x 7'6" min [3.65m x 2.91m max x 2.31m min]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.

8'2" x 7'2" max x 2'11" min [2.5m x 2.19m max x 0.9m min]

Spotlighting to the ceiling, extractor fan, frosted UPVC double glazed window to the rear, central heating radiator, concealed cistern low flush w.c. and ceramic wash basin built into a storage unit with mixer tap. Panelled in bath with mixer tap and mains fed shower head attachment, shower screen and is fully tiled.



OUTSIDE

To the front, the garden is laid to lawn with planted features and there is a paved pathway to the front entrance door, as well as a tarmac driveway providing off road parking for two vehicles leading to the single integral garage with up and over door. Smart EV Charger - 7.4kw. The rear garden is mainly laid to lawn with mature tree, incorporates a paved patio area perfect for outdoor dining and entertaining, planted beds and towards the rear of the garden there is space for a garden shed on a raised decked area fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.