



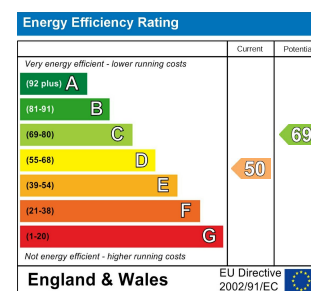
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01924 291 294

OSSETT  
01924 266 555

HORBURY  
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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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Pontefract & Castleford office 01977 798844  
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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.



## 4 Sheepwalk Lane, Castleford, WF10 3HP

### For Sale Freehold £470,000

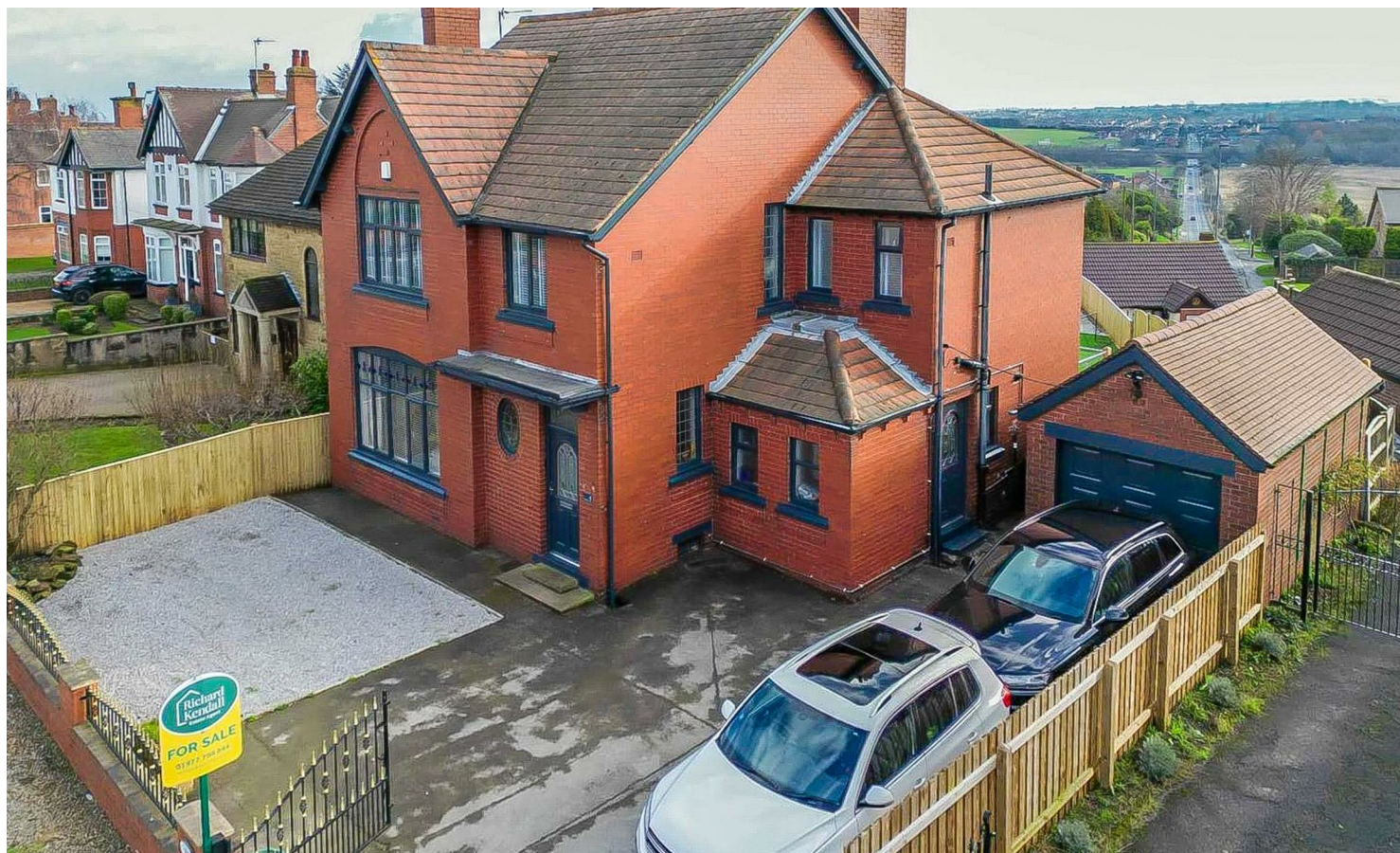
Situated on the sought after Sheepwalk Lane in Castleford is this beautifully presented four bedroom detached period home benefitting from generously proportioned accommodation throughout featuring spacious reception space and an attractive low maintenance rear garden.

The property briefly comprises of the entrance vestibule, entrance hall with opening to a further hallway, living room, understairs storage, office, side porch, downstairs w.c., sitting room, conservatory and kitchen with utility room. To the first floor landing there are four good sized bedrooms and the four piece suite house bathroom/w.c. Outside, the property is accessed to the front via double cast iron gates leading to a pebbled and tarmac garden providing off road parking leading to the single detached garage. To the rear there is a low maintenance tiered garden with the top tier being a raised decked patio area, perfect for outdoor dining and entertaining with glass and metal railings leading down to a further patio area with space for a hot tub and artificial lawn and further patio area, fully enclosed by timber fencing.

Castleford makes an ideal location for a range of buyers as it is aptly placed for local amenities such as shops and schools within walking distance. Pontefract town centre is only a short distance away as well with all the amenities it has to offer. For those looking to travel further afield, the M62 motorway links are nearby and main bus routes run and to from Castleford, Pontefract and Knottingley.

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





## ACCOMMODATION

### ENTRANCE VESTIBULE

4'3" x 3'4" [1.3m x 1.04m]

Composite front door with stained glass leading into the entrance vestibule. Coving to the ceiling, picture rail and door leading into the entrance hall.

### ENTRANCE HALL

14'6" x 9'1" [max] x 4'5" [min] [4.42m x 2.79m [max] x 1.35m [min]]

Original tiles, single pane stained glass window to the front, UPVC double glazed frosted window to the side, stairs to the first floor landing, coving to the ceiling, column central heating radiator, further stained glass windows in an archway leading to further hallway, picture rail, decorative exposed beams to the ceiling, coving to the ceiling and door to the living room.



### LIVING ROOM

14'2" x 14'1" [4.32m x 4.3m]

Partially stained glass UPVC window to the front, two central heating radiators, coving to the ceiling, picture rail and fitted units either side of the chimney breast.

### HALLWAY

Door to side porch, picture rail, access to understairs storage and doors to the sitting room and office with sliding door to the kitchen.

### SITTING ROOM

12'1" x 16'2" [3.7m x 4.93m]

Column central heating radiator, set of UPVC double glazed French doors to the conservatory, coving to the ceiling, picture rail and multi fuel burner with stone hearth and exposed brick chimney breast.



### CONSERVATORY

8'0" x 11'8" [2.45m x 3.58m]

Surrounded by UPVC double glazed windows with a set of French doors to the rear garden.



### OFFICE

8'0" x 5'8" [2.45m x 1.74m]

Two UPVC double glazed frosted windows to the front.

### KITCHEN

11'2" x 11'8" [max] x 10'1" [min] [3.41m x 3.56m [max] x 3.09m [min]]

Range of modern wall and base units with laminate work surface over, ceramic Belfast sink with tiled splash back, space and plumbing for a Range style cooker. An opening to the utility room, UPVC double glazed window to the rear and a column central heating radiator.



### UTILITY

7'11" x 7'10" [max] x 6'11" [min] [2.43m x 2.4m [max] x 2.13m [min]]

Central heating radiator, UPVC double glazed window to the rear, modern wall units and laminate work surface with space and plumbing for a washing machine, tumble dryer and an American style fridge/freezer.

### W.C.

2'8" x 5'2" [0.82m x 1.58m]

UPVC double glazed frosted window to the side, tiled floor, low flush w.c. with built in wash basin.

### FIRST FLOOR LANDING

Coving to the ceiling, picture rail, UPVC double glazed frosted window to the side and decorative exposed beams to the ceiling.

### BEDROOM ONE

14'1" x 14'2" [4.31m x 4.32m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, picture rail and fitted wardrobe.



### BEDROOM TWO

16'1" x 12'2" [4.92m x 3.72m]

Coving to the ceiling, UPVC double glazed window to the rear and picture rail.

### BEDROOM THREE

11'2" x 11'8" [3.41m x 3.56m]

UPVC double glazed window to the rear and central heating radiator.

### BEDROOM FOUR

9'2" x 7'4" [2.8m x 2.24m]

Picture rail, central heating radiator and UPVC double glazed window to the front.

### BATHROOM/W.C.

14'3" x 7'6" [4.35m x 2.29m]

UPVC double glazed frosted windows to the front and rear, column central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back, stand alone bath with mixer tap and shower head attachment. Separate shower cubicle with overhead shower, spotlights to the ceiling, extractor fan and partial herringbone style tiles to the walls.



### OUTSIDE

The property is accessed to the front via double iron gates leading to the garden, which is mainly tarmacked and pebbled, ideal for off road parking leading to the single detached garage with up and over door. To the rear there is a tiered low maintenance garden, with a decked patio area at the top with glass and metal railing, perfect for outdoor dining and entertaining, leading down to a paved patio area and pebbled area with an artificial lawn with further patio area to the rear, fully enclosed by timber fencing.



### 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.