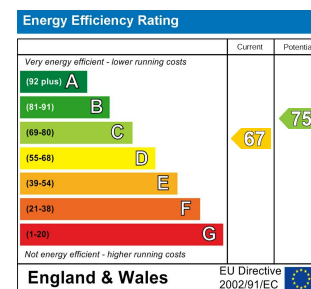




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective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

61a Ferrybridge Road, Castleford, WF10 4JW

For Sale Freehold £500,000

Situated on the sought after Ferrybridge Road in Castleford is this generous size four bedroom detached family home with accommodation spanning over three floors and incorporating well proportioned accommodation including three double bedrooms, ample off road parking with electric gated access and beautiful modern fitted kitchens and bathrooms/w.c.

The accommodation briefly comprises of the entrance hall, garage/workshop fitted with power, light and electric roll up door, utility/kitchenette, bedroom four and the bathroom/w.c. To the first floor landing there is the living room and kitchen dining room leading to the balcony. To the second floor there is loft access, three further bedrooms and a further bathroom/w.c. Bedroom one benefits from en suite shower facilities. To the front there is an electric gated access onto the driveway, which is tarmac and shared with number 61. The drive leads to the integral garage and the remainder of the front garden is mainly laid to lawn with planted features. To the rear the garden is mainly laid to lawn incorporating stone paved patio area, planted features and planted beds.

Castleford is ideal for a range of buyers, as for families looking to move to the area the property itself is aptly placed for local amenities such as shops and schools, the best schools within the Castleford district are within walking distance of the property and Castleford town centre being home to a range of facilities also within walking distance. Castleford does have two train stations as well as a bus station for the commuter looking for travel to neighbouring town and cities such as Leeds, Sheffield, Pontefract and Wakefield. The M62 motorway network is only a shot distance from the property.

Only a full internal inspection will truly show what is to offer at this quality home and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

40'1" x 6'11" max x 3'6" [12.23m x 2.13m max x 1.07m]

Composite front entrance door with frosted glass pane into the entrance hall. Two central heating radiators, frosted UPVC double glazed window to the side, further frosted UPVC double glazed leading to the side, doors leading to the garage/workshop, understairs storage, utility room, bedroom four and bathroom/w.c. Stairs to the first floor landing.

UTILITY ROOM

11'7" x 7'0" [3.54m x 2.14m]

Spotlighting to the ceiling. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, space for fridge freezer, four ring electric hob, integrated oven, extractor hood, laminate splashback. Space for tumble dryer.

BEDROOM FOUR

14'1" x 11'7" max x 9'4" min [4.3m x 3.54m max x 2.86m min]

UPVC double glazed French doors to the rear, Anthracite column central heating radiator, fitted wardrobes with sliding partial mirrored doors.



BATHROOM/W.C.

6'11" x 8'10" [2.11m x 2.7m]

Frosted UPVC double glazed window to the rear, column central heating radiator, spotlighting to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap, bath with mixer tap, shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen. Fully tiled.

GARAGE

27'4" x 13'1" max x 8'7" min [8.35m x 4m max x 2.64m min]

Electric roll up door, power and light. Ideal boiler.

FIRST FLOOR LANDING

Spotlighting to the ceiling, central heating radiator, doors to the kitchen dining room and living room.

LIVING ROOM

19'1" x 19'1" [5.82m x 5.84m]

UPVC double glazed sash windows to the front, two Anthracite column central heating radiators, opening through to the kitchen dining room.



KITCHEN DINING ROOM

20'5" x 18'3" max x 9'1" [6.23m x 5.58m max x 2.78m]

UPVC double glazed sliding doors leading to the balcony. UPVC double glazed window to the rear, two column Anthracite central heating radiators, spotlights to the ceiling, a range of modern wall and base units, work surface over, inset 1 1/2 sink and drainer, kitchen island with base units, five ring induction hob with stainless steel extractor hood above, breakfast bar, two integrated oven, a convection oven/microwave and a warming tray. Integrated dishwasher.



BALCONY AREA

18'9" x 5'11" [5.73m x 1.81m]

Wall and glass railing looking out onto the rear.

SECOND FLOOR LANDING

Velux skylight, spotlighting to the ceiling, central heating radiator, loft access, doors to three bedrooms and a further bathroom/w.c.

BEDROOM ONE

14'2" x 14'11" max x 8'11" min [4.33m x 4.56m max x 2.74m min]

Two Velux skylights, UPVC double glazed sash window to the rear, central heating radiator, access to en suite shower room/w.c. Fitted storage.



EN SUITE SHOWER ROOM/W.C.

5'6" x 4'2" [1.7m x 1.29m]

Chrome ladder central heating radiator, spotlighting to the ceiling, extractor fan, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with mains fed overhead shower and shower head attachment, shower screen and is fully tiled.

BEDROOM TWO

14'11" x 12'6" max x 10'6" min [4.57m x 3.82m max x 3.21m min]

Two Velux skylights, UPVC double glazed sash window to the front, central heating radiator. Fitted storage.

BEDROOM THREE

7'9" x 12'8" max x 5'7" min [2.37m x 3.87m max x 1.71m min]

Velux skylight, central heating radiator. Fitted storage.

BATHROOM/W.C.

8'7" x 5'6" [2.64m x 1.7m]

Velux skylight, column central heating radiator, spotlights to the ceiling and extractor fan, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Bath with mixer tap as well as a shower cubicle with mains fed overhead shower and shower attachment, shower screen and is fully tiled.



OUTSIDE

To the front of the property there is an electric gated driveway shared with the neighbours of 61 and leads onto the tarmac driveway providing off road parking for several vehicles and leading to the larger than average integral garage and workshop with electric roll up door. The remainder of the front garden is laid to lawn with walls to the front and timber fencing to the side incorporating some planted features. To the rear the garden is mainly laid to lawn and there is a tone paved patio area perfect for outdoor dining and entertaining purposes, some planted beds and planted features. Enclosed by walls and timber fencing. Space for garden shed/summerhouse.

COUNCIL TAX BAND

The council tax band for this property is D

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.