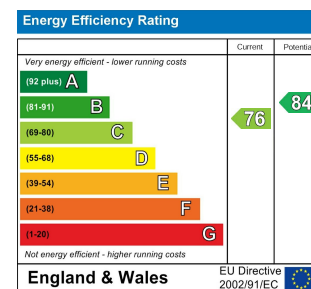




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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

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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.

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 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.



**Waltons Hillcrest Mount, Castleford, WF10 3QU**  
**For Sale Freehold £375,000**

Situated in the sought after area of Townville is this generously proportioned and superbly presented five bedroom detached family home with accommodation spanning over three floors including spacious reception rooms and attractive front and rear gardens.

The property briefly comprises of the entrance hall, sitting room, lounge, family room, kitchen/diner, utility room and downstairs w.c. The first floor landing provides access to three bedrooms (the principal bedroom boasting en suite shower facilities) and the family bathroom/w.c. A further set of stairs leads to the second floor which leads to two further bedrooms. Outside, the property is accessed to the front through double cast iron gates onto a tarmac driveway providing off road parking for two vehicles and a lawned garden. To the rear there is an enclosed garden predominantly laid to lawn incorporating paved and stone paved patio areas, perfect for al fresco dining, fully enclosed by stone walls and timber fencing.

Castleford is ideally placed for a range of buyers as it is close to local amenities including shops and schools which can be found within walking distance away, as well as Castleford town centre which only a short distance away. Junction 32 Shopping Outlet and Xscape Entertainment Centre are nearby, ideal for the growing family. For those looking to commute further afield, the M62 motorway is only a short drive away and main bus routes run to and from Pontefract and Wakefield.

Only a full internal inspection will truly reveal the stunning accommodation on offer and a viewing comes highly advised to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage cupboard, an opening to the kitchen/diner and doors to the sitting room and lounge.

### SITTING ROOM

9'5" x 11'0" [max] x 8'3" [min] [2.88m x 3.37m [max] x 2.54m [min]]  
UPVC double glazed window to the front and central heating radiator.

### LOUNGE

11'3" x 15'10" [max] x 12'1" [min] [3.44m x 4.85m [max] x 3.7m [min]]  
An opening to the family room, decorative panelling and central heating radiator.



### FAMILY ROOM

10'3" x 10'9" [3.13m x 3.29m]  
Surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden. Spotlights to the ceiling and central heating radiator.



### KITCHEN/DINER

24'3" x 11'6" [max] x 9'9" [min] [7.4m x 3.53m [max] x 2.98m [min]]  
Range of modern wall and base units with wood veneer (with oak finish) work surface over, stainless steel sink with mixer tap and tiled splash back. Central island with breakfast bar, four ring induction hob and stainless steel extractor hood above. Integrated double oven and microwave, integrated slimline dishwasher, integrated fridge and freezer. Set of anthracite bi-folding doors to the rear garden, UPVC double glazed window to the side, spotlights to the ceiling and door through to the utility room.

### UTILITY

9'1" x 6'6" [max] x 4'10" [min] [2.77m x 2.0m [max] x 1.49m [min]]  
Range of modern wall and base units with wood veneer (with oak finish) work surface over and tiled splash back. Integrated washing machine and tumble dryer. Door to the downstairs w.c. and spotlights to the ceiling.

### W.C.

2'11" x 6'5" [0.91m x 1.97m]  
Spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator, concealed cistern low flush w.c., wall mounted wash basin with mixer tap and partial herringbone tiling.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, stairs to the second floor landing with understairs storage cupboard, partial spotlights and doors to three bedrooms and the family bathroom.

### BEDROOM ONE

23'4" x 12'11" [max] x 8'0" [min] [7.13m x 3.94m [max] x 2.44m [min]]  
Two UPVC double glazed windows to the rear taking advantage of the rural views, two central heating radiators, partial spotlights to the ceiling, decorative panelling, fitted wardrobes and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

2'9" x 6'8" [0.86m x 2.04m]  
LED vanity mirror, concealed cistern low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with shower attachment and glass shower screen. Spotlights to the ceiling, anthracite ladder style central heating radiator, partial tiling and extractor fan.

### BEDROOM THREE

11'3" x 13'3" [3.44m x 4.04m]  
UPVC double glazed window to the front and central heating radiator.

### BEDROOM FOUR

9'10" x 11'3" [3.0m x 3.43m]  
UPVC double glazed window to the front and central heating radiator.

### FAMILY BATHROOM/W.C.

9'8" x 7'10" [2.96m x 2.39m]  
UPVC double glazed frosted window to the side, spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap, panelled bath with mixer tap and shower head attachment. Separate shower cubicle with shower head attachment and glass shower screen. Partially tiled.



### SECOND FLOOR LANDING

Velux skylight, spotlights to the ceiling and doors to two further bedrooms.

### BEDROOM TWO

12'9" x 19'3" [3.89m x 5.88m]  
Spotlights to the ceiling, central heating radiator, access to storage eaves, fitted storage cupboards and two velux skylights.



### BEDROOM FIVE

10'9" x 12'9" [3.3m x 3.89m]  
Velux skylight, access to storage eaves, fitted storage cupboards, central heating radiator and spotlights to the ceiling.

### OUTSIDE

To the front the property is accessed via double cast iron gates onto a tarmac driveway providing off road parking for at least two vehicles leading to the single integral garage with electric roller door, used for storage. There is a lawned garden with pebbled borders and planted features. To the rear the garden is laid to lawn incorporating paved and stone paved patio areas, perfect for outdoor dining and entertaining with pebbled area, mature trees and planted beds, fully enclosed by stone walls and 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.