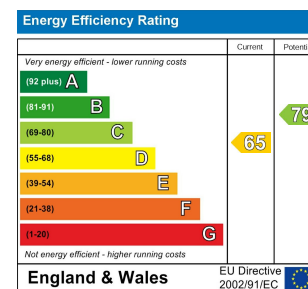
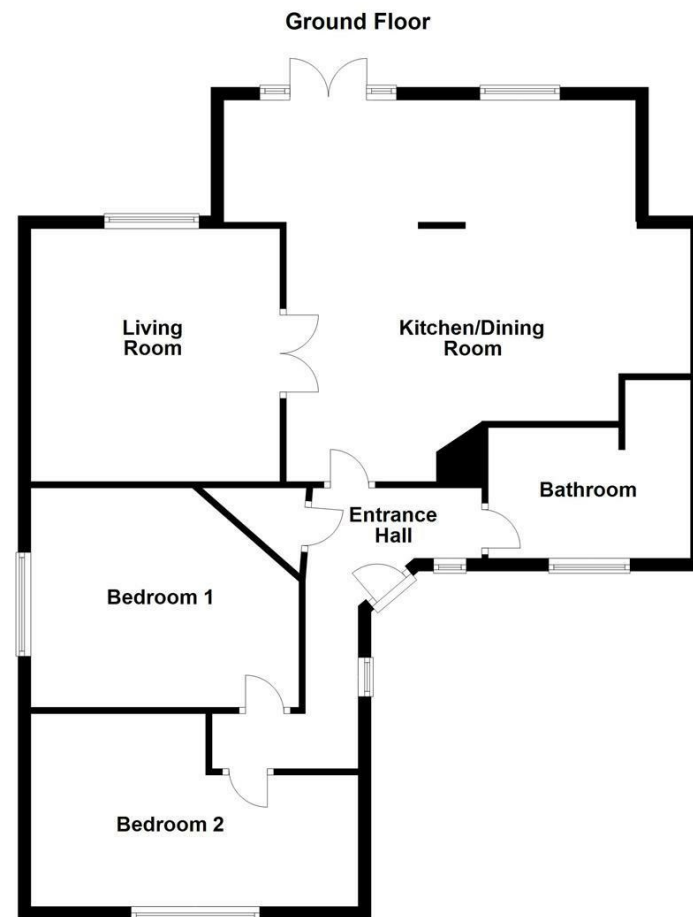




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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.



154 Holywell Lane, Castleford, WF10 4QU
For Sale Freehold £335,000

Situated on the sought after Holywell Lane in Castleford is this superbly presented two bedroom detached bungalow benefiting from two good size double bedrooms, ample reception rooms and a generous size plot.

The accommodation briefly comprises entrance hall, two bedrooms, bathroom/w.c. and kitchen dining room leading into the living room. To the front of the property the garden is laid to lawn enclosed by walls and hedging, a block paved driveway provides off road parking and leads to double timber gates to a further expansive driveway providing parking for several vehicles with planted borders and leads to the single detached garage with electric roller door, power and light. A mainly laid to lawn garden at the rear with mature shrubs, trees and planted features. Two Indian stone paved patio areas ideal for outdoor dining and entertaining purposes, enclosed by hedging and fencing.

Castleford is ideal for a range of buyers. Those looking to be close to amenities such as shops and schools, these can be found within walking distance. Xscape entertainment centre and Junction 32 shopping outlet are a short distance from the property and slightly further afield there is Pontefract racecourse. For transport links the property is close by to local bus routes into Knottingley, Castleford and Pontefract. Castleford is home to two train stations. The M62 motorway network is also easily accessible.

A quality bungalow and an early viewing comes highly advised.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling, doors to the kitchen dining room, bathroom, bedrooms and storage cupboard.

BEDROOM ONE

13'8" x 11'2" max x 6'3" min [4.18m x 3.42m max x 1.93m min]
UPVC double glazed window to the side, coving to the ceiling, ceiling rose, picture rail, central heating radiator.



BEDROOM TWO

17'1" x 9'10" max x 6'6" min [5.21m x 3.02m max x 2m min]
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, picture rail, central heating radiator, a range of fitted

wardrobes with partially mirrored doors and matching bedroom set (included within the sale).

BATHROOM/W.C.

10'4" x 8'10" max x 6'0" min [3.16m x 2.71m max x 1.84m min]
Underfloor heating using a Warm Up system. Frosted UPVC double glazed window to the front, spotlights to the ceiling, extractor fan, chrome ladder style central heating radiator, low flush w.c., wash basin built into a floating storage unit with mixer tap, tiled in bath with mixer tap, shower cubicle with mains fed shower head attachment, fully tiled.



KITCHEN DINING ROOM

21'5" x 18'11" max x 7'4" min [6.54m x 5.79m max x 2.25m min]
Double doors to the living room, UPVC double glazed French doors to the rear garden, UPVC double glazed window to the

rear, column style central heating radiator, coving to the ceiling, partial spotlighting to the ceiling. A range of modern wall and base units with laminate work surface over, 1.5 sink and drainer with mixer, partial tiled splashback, space for a Range style cooker, integrated dishwasher, integrated fridge freezer, integrated washing machine, kick board heating, Ideal combi boiler and fitted bench seat with storage.



LIVING ROOM

12'9" x 14'11" max x 12'10" min [3.91m x 4.55m max x 3.93m min]
Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling, fireplace with marble hearth, tiled surround and wooden mantle.



OUTSIDE

To the front of the property the garden is laid to lawn. A block paved pathway to the front door with a pebbled border, surrounded by hedging and walls. A paved driveway provides off road parking leading to the set of double timber gates, which leads to the rear garden. The rear garden has an expansive block paved driveway providing off road parking for several

vehicles leading to a single detached garage with electric roll up door, power and light, as well as space for further storage and appliances. Slightly planted borders and surrounded by timber fencing and leads to a timber gate with canopy over. A lawned garden with mature shrubs and trees throughout, planted borders, two attractive Indian stone paved [patio areas ideal for outdoor dining and entertaining purposes, enclosed by hedging and timber fencing.



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.