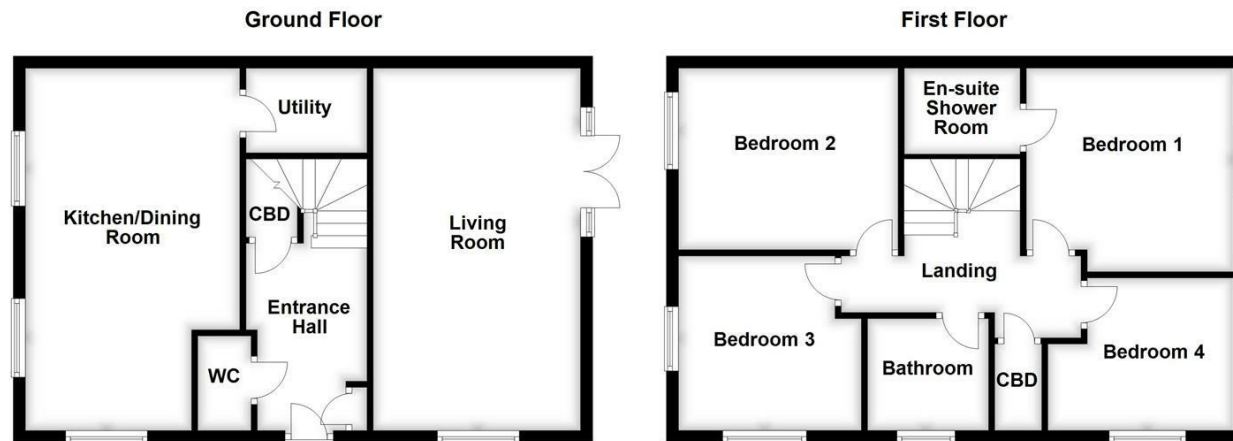




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## 51 Craig Hopson Avenue, Castleford, WF10 5UT

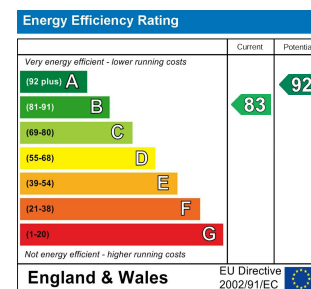
**For Sale Freehold £350,000**

Nestled in cul-de-sac location on this modern development is this four bedroom detached family home with stunning field views from the front and ideally located in Castleford benefitting from spacious accommodation and attractive gardens.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/dining room with utility room off and living room. The first floor landing there are four bedrooms (bedroom one with en suite shower facilities) and main house bathroom/w.c. Outside to the front of the property the garden is laid to lawn with a paved pathway to the front door with iron fencing and timber fencing to the side. To the rear of the property is a tarmac driveway providing off road parking for several vehicles leading to the single semi detached garage. The main gardens lay to the side with a lawned garden incorporating paved and pebbled patio areas, perfect for outdoor dining and entertaining purposes with space for a timber shed, fully enclosed by timber fencing.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. For professionals who look to commute further afield Castleford does have its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work.

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



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

14'8" x 6'6" [max] x 3'8" [min] [4.48m x 2.0m [max] x 1.13m [min]]  
UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing, understairs storage cupboard and doors to the living room, kitchen/dining room and downstairs w.c.

### W.C.

2'11" x 5'0" [0.89m x 1.53m]  
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back, central heating radiator and extractor fan.

### KITCHEN/DINING ROOM

19'6" x 11'7" [max] x 8'11" [min] [5.96m x 3.55m [max] x 2.74m [min]]  
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, Zanussi four ring gas hob with extractor hood above. Zanussi, integrated double oven, partial island with laminate work surface over, kickboard heating, integrated fridge/freezer and integrated dishwasher. UPVC double glazed windows to the front and side, an opening through to the utility and central heating radiator. The Ideal boiler is housed in here.



### UTILITY

6'6" x 4'7" [1.99m x 1.42m]  
Modern base units with laminate work surface over, integrated washing machine and central heating radiator.

### LIVING ROOM

19'7" x 11'2" [5.98m x 3.42m]  
UPVC double glazed window to the front, two central heating radiators and a set of UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Central heating radiator, loft access and doors to a storage cupboard, four bedrooms and the house bathroom.



### BEDROOM ONE

11'0" x 11'5" [max] x 7'9" [min] [3.37m x 3.49m [max] x 2.37m [min]]  
UPVC double glazed window to the side, central heating radiator, fitted wardrobe and door to the en suite shower room.



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

6'5" x 4'6" [1.97m x 1.39m]  
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. Extractor fan, central heating radiator and partially tiled.

### BEDROOM TWO

9'8" x 11'10" [2.96m x 3.62m]  
UPVC double glazed window to the side and central heating radiator.



### BEDROOM THREE

9'8" x 9'10" [max] x 8'2" [min] [2.95m x 3.02m [max] x 2.51m [min]]  
UPVC double glazed windows to the front and side, central heating radiator.

### BEDROOM FOUR

8'3" x 10'1" [max] x 7'11" [min] [2.52m x 3.08m [max] x 2.43m [min]]  
Central heating radiator and UPVC double glazed window to the front.

### BATHROOM/W.C.



### OUTSIDE

To the front is a lawned garden with shrub border and paved pathway to the front door with iron fencing and timber fencing to the side. To the rear the garden is laid to lawn with a paved pathway to a tarmac driveway providing off road parking for several vehicles leading to the single detached garage with up and over door. The gardens lay predominantly to the side with a pleasant lawned garden incorporating pebbled and paved patio area, perfect for outdoor dining and entraining with space for a shed, fully enclosed by timber fencing.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.