



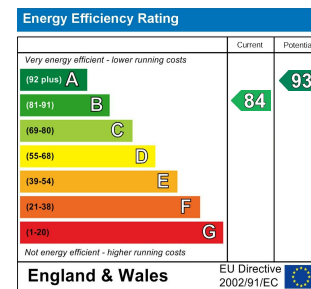
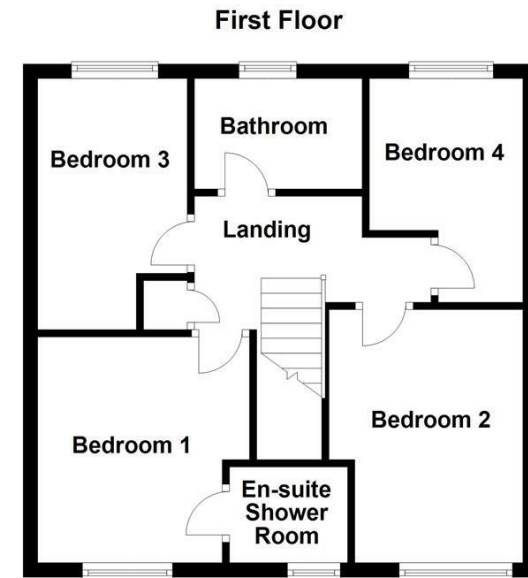
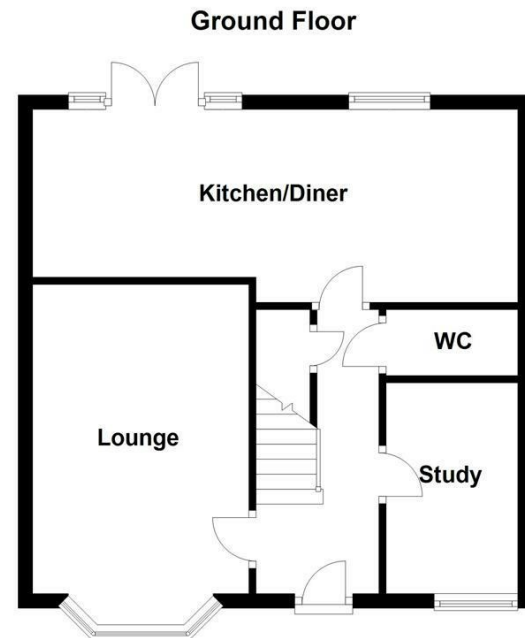
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**50 Craig Hopson Avenue, Castleford, WF10 5US**

**For Sale Freehold Asking Price £350,000**

Situated on the sought after modern development is this superbly presented four bedroom detached family home benefitting from ample reception space, ample off road parking and an enclosed south facing rear garden.

The property briefly comprises of the entrance hall, study, w.c., kitchen/diner and lounge. To the first floor landing there are four bedrooms (bedroom one with en suite shower room/w.c.) and the house bathroom/w.c. Outside, to the front is a slate garden with paved pathway to the front door and tarmac driveway running down the side of the property providing off road parking leading to the single detached garage with up and over door. The south facing rear garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining with a pebbled area towards the rear with railway sleeper planted beds, fully enclosed by timber fencing and walls.

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. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

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



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



**ACCOMMODATION**

**ENTRANCE HALL**

Composite front entrance hall, stairs to the first floor landing with understairs storage cupboard, central heating radiator and doors to the study, downstairs w.c., kitchen/diner and lounge.

**STUDY**

6'10" x 10'5" [2.1m x 3.19m]

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



**W.C.**

3'4" x 6'10" [1.02m x 2.09m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

**KITCHEN/DINER**

26'5" x 10'6" [max] x 9'3" [min] [8.06m x 3.21m [max] x 2.84m [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 five ring gas hob with extractor hood and splash back, integrated Zanussi double oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher. UPVC double glazed window and a set of UPVC double glazed French doors to the rear garden, two central heating radiators, partial spotlights to the ceiling, extractor fan and kickboard lighting.

**LOUNGE**

12'8" x 15'4" [3.88m x 4.68m]

UPVC double glazed bay window to the front and two central heating radiators.



**FIRST FLOOR LANDING**

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

**BEDROOM ONE**

12'8" x 12'4" [max] x 6'8" [min] [3.88m x 3.76m [max] x 2.04m [min]]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and door to the en suite shower room.



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

5'2" x 6'4" [1.6m x 1.94m]

UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. Partially tiled and extractor fan.



**BEDROOM TWO**

13'9" x 9'11" [max] x 9'0" [min] [4.21m x 3.04m [max] x 2.76m [min]]

UPVC double glazed window to the front, fitted wardrobes and central heating radiator.



**BEDROOM THREE**

8'11" x 12'7" [max] x 9'6" [min] [2.74m x 3.86m [max] x 2.92m [min]]

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

**BEDROOM FOUR**

11'1" x 10'0" [max] x 6'2" [min] [3.4m x 3.06m [max] x 1.89m [min]]

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

**BATHROOM/W.C.**

6'9" x 6'2" [2.06m x 1.9m]

Central heating radiator, UPVC double glazed frosted window to the rear, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



**OUTSIDE**

To the front of the property is a slate garden with paved pathway to the front door and tarmac driveway running down the side of the property providing off road parking leading to the single detached garage with up and over door. The south facing rear garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining with a pebbled area towards the rear with railway sleeper planted beds, fully enclosed by timber fencing and walls.



**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.