



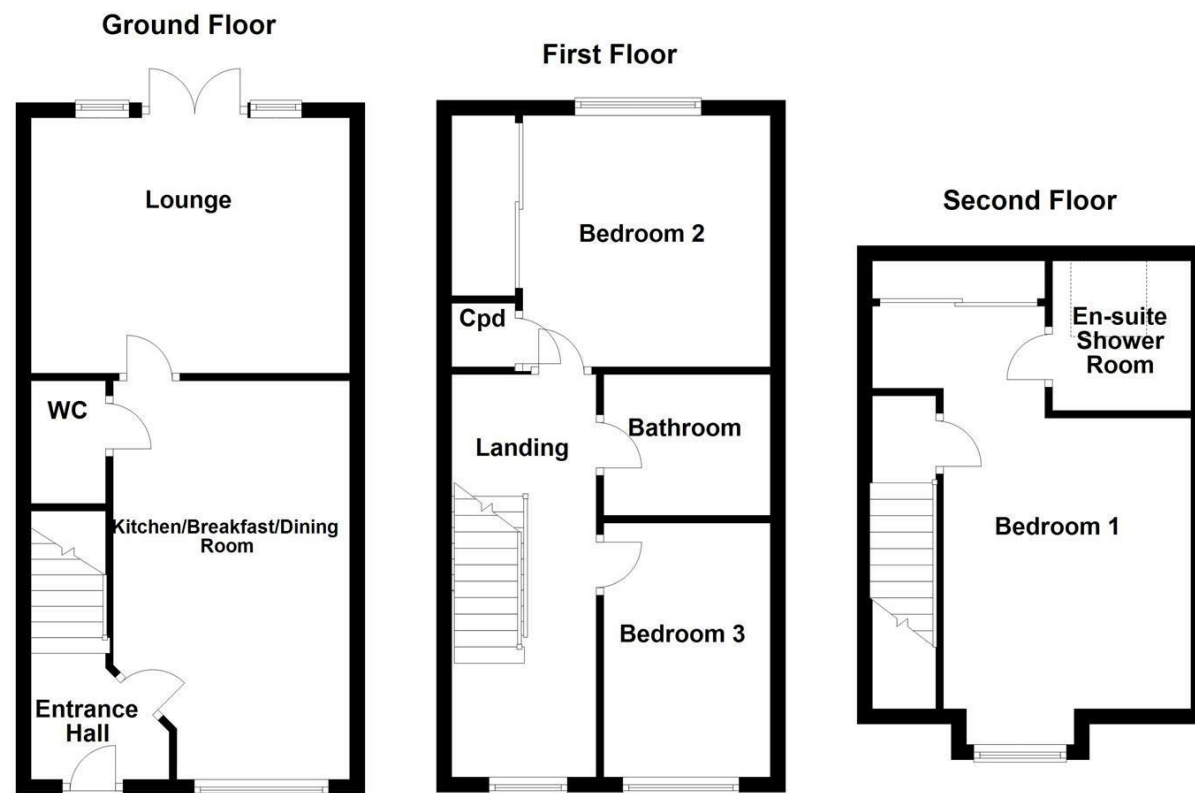
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## 91 Craig Hopson Avenue, Castleford, WF10 5UT

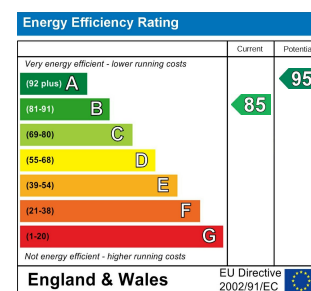
For Sale Freehold £250,000

Deceptive from the main roadside is this superbly appointed three bedroom semi detached home benefitting from accommodation over three floors.

The accommodation briefly comprises of entrance hall, modern fitted kitchen/breakfast/dining room, downstairs w.c. and living room. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Stairs to the second floor provide access to bedroom one with en suite shower room/w.c. Outside, off street parking for two vehicles at the front and an attractive artificial lawned garden to the rear incorporating Indian stone terrace patio area.

Situated on a modern development, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



### 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,

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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

Composite entrance door, stairs to the first floor landing, radiator and door to contemporary kitchen/breakfast/dining room.

### KITCHEN/BREAKFAST/DINING ROOM

10'6" x 17'1" (3.21m x 5.22m)

Modern fitted wall and base units with granite work surface over and granite splash back. Integrated oven and grill, touch screen four ring electric hob with stainless steel filter hood above. Integrated fridge/freezer, integrated washer/dryer and integrated dishwasher. UPVC double glazed window to the front, fully tiled floor, radiator, recess LED spotlights, skirting lighting and understairs storage. Doors to the living room and downstairs w.c.



### W.C.

Low flush w.c., pedestal wash basin, part tiled walls, radiator, recess LED spotlights and fully tiled floor.

### LIVING ROOM

13'10" x 12'0" (4.24m x 3.67m)

UPVC double glazed French doors to the rear with windows either side, quality fitted LVT flooring, media wall with television point and contemporary electric fire.



### FIRST FLOOR LANDING

Radiator, UPVC double glazed window to the front and doors to two bedrooms and the bathroom. Stairs to the second floor.

### BEDROOM TWO

11'4" x 11'8" (3.47m x 3.58m)

Built in wardrobes with sliding mirror doors, UPVC double glazed window to the rear, radiator and door to storage cupboard.



### BEDROOM THREE

7'1" x 10'7" (2.18m x 3.25m)

UPVC double glazed window to the front and radiator.

### BATHROOM/W.C.

7'1" x 6'2" (2.16m x 1.89m)

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Partially tiled walls, fully tiled floor, heated chrome towel radiator and recess LED spotlights.



### SECOND FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE

10'5" (max) x 8'9" (min) x 19'0" (3.18m (max) x 2.69m (min) x 5.80m)

Built in wardrobes with sliding mirror doors, recess LED spotlights, loft access, UPVC double glazed window to the front, radiator and door to the en suite shower room.



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

8'8" (max) x 6'1" (min) (2.66m (max) x 1.87m (min))

Three piece suite comprising double shower cubicle with electric shower, wash basin and low flush w.c. Part tiled walls, fully tiled floor, heated chrome towel radiator and double glazed skylight window to the rear.



### OUTSIDE

To the front is a tarmac driveway providing off street parking for two vehicles with electric car charging port. To the rear is an attractive artificial lawned garden incorporating Indian stone terrace patio area.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.