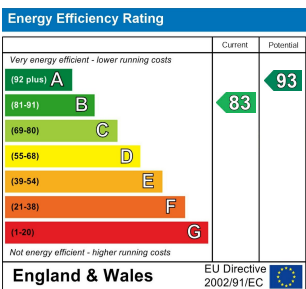


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



5 Amberwood Avenue, Castleford, WF10 5WA

For Sale Freehold £350,000

Presented to an excellent standard, this four bedroomed detached family home has a lovely professionally landscaped garden to the rear, as well as a garage that has been converted into useful additional storage space, currently used as a gymnasium.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hallway that leads though into a well proportioned living room. On the opposite side of the house there is also a separate sitting room, currently used as a home cinema room. Across the rear of the house there is a stunning living/dining/kitchen with patio doors out to the back garden and a well fitted kitchen with integrated appliances. An archway then leads through into an adjoining separate utility room and on through to the downstairs w.c. To the first floor the principal bedroom has an en suite shower room, with the three further well proportioned double bedrooms all served by a well appointed family bathroom. Outside, the property has a neat garden to the front, together with ample driveway parking with EV charging point to the side. To the rear there is the professionally landscaped garden with a broad outdoor tiled patio sitting area, lawn, provision for a hot tub and the converted garage.

The property is situated in this popular residential development on the fringe of Castleford within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the town centre of Castleford and the national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE HALL

Panelled front entrance door, central heating radiator and stairs to the first floor.

LIVING ROOM

15'5" x 10'5" [max] [4.7m x 3.2m [max]]

Window to the front, wood effect laminate flooring, double doors through to the dining kitchen, central heating radiator and provision for a wall mounted television.

SITTING ROOM

13'9" x 9'10" [4.2m x 3.0m]

Window to the front, central heating radiator and currently set up as a home cinema.

DINING KITCHEN

18'0" x 9'10" [5.5m x 3.0m]

A fantastic room forming the hub of this great family home. To the kitchen area: a contemporary range of wall and base units with wood effect work tops with matching upstands and inset stainless steel sink unit. Zanussi five ring stainless steel hob with stainless steel splash back and filter

hood over. Built in double Zanussi oven, integrated fridge/freezer and integrated dishwasher. Window overlooking the back garden. To the adjoining dining area: useful understairs cupboard, central heating radiator and double French doors with side screens leading out to the landscaped back garden.

UTILITY ROOM

5'6" x 4'11" [1.7m x 1.5m]

External door to the rear, central heating radiator and range of cupboards with space and plumbing for a washing machine, matching work top and matching cupboard housing the Ideal gas fired central heating boiler.

W.C.

5'6" x 2'11" [1.7m x 0.9m]

Fitted with a quality two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin. Part tiled walls, extractor fan and central heating radiator.

FIRST FLOOR LANDING

Central heating radiator, built in airing cupboard

housing the insulated and pressurised hot water cylinder and loft access hatch providing access to a broadly boarded storage loft.

BEDROOM ONE

13'1" x 10'5" [max] [4.0m x 3.2m [max]]

Window to the front, central heating radiator and double fronted fitted wardrobe with two mirror fronted sliding doors. Provision for a wall mounted television.

EN SUITE/W.C.

7'2" x 5'2" [max] [2.2m x 1.6m [max]]

Fitted to a good standard with a three piece suite comprising shower cubicle with glazed doors, pedestal wash basin and low suite w.c. Frosted window to the front, central heating radiator and extractor fan.

BEDROOM TWO

11'1" x 9'10" [3.38m x 3.00m]

Window to the front and central heating radiator.

BEDROOM THREE

12'9" x 8'6" [max] [3.9m x 2.6m [max]]

Window overlooking the back garden and central heating radiator.

BEDROOM FOUR

11'1" x 8'6" [max] [3.4m x 2.6m [max]]

Window overlooking the back garden and central heating radiator.

FAMILY BATHROOM/W.C.

7'2" x 6'2" [2.2m x 1.9m]

Fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator, frosted window to the rear, part tiled walls and extractor fan.

OUTSIDE

To the front the property has a long block paved driveway providing ample off street parking and a EV charging point. There is also a well tended lawned garden and pathway up to the front door. To the rear of the house, the garden has been professionally landscaped to provide a striking

entertaining area with broad exterior tiled patio sitting area with a level lawn and provision for a hot tub. Designer lighting illuminates the garden on a darker evening with the added benefit of a partially converted garage with bi-folding doors onto the garden, currently utilised as a home gymnasium with extra natural light provided by velux style rooflights and could be just as easily used as a home office or a multitude of uses.

PLEASE NOTE

Please note there is a service charge of approximately £100.00 per annum.

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 Normanton 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.