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6 Elm View, Castleford, WF10 5QY

For Sale Freehold £350,000

Nestled in a sought after development is this superbly presented five bedroom detached home benefitting from well proportioned accommodation with modern upgrades such as NEST smart heating system and cat 6 ethernet ports. The property boasts ample off road parking and a good sized enclosed rear garden.

The property briefly comprises of entrance hall, living room, modern kitchen/dining room with separate utility room and downstairs w.c. The first floor landing leads to five bedrooms [the principal with en suite shower facilities] and the main house bathroom/w.c. Outside to the front are lawned garden areas and block paved driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is an enclosed lawned garden incorporating paved patio areas with solar lights, outside socket and tap, surrounded 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.

IMPORTANT NOTE TO PURCHASERS

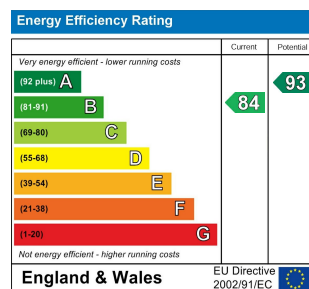
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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ACCOMMODATION

ENTRANCE HALL

16'7" x 6'3" [max] x 3'0" [min] [5.07m x 1.93m [max] x 0.93m [min]]

Composite front door, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage cupboard [with power and light] and doors to the kitchen/dining room and living room.

LIVING ROOM

10'7" x 15'1" [3.23m x 4.6m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, living flame effect electric fireplace.

KITCHEN/DINING ROOM

21'2" x 9'9" [6.47m x 2.98m]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and stainless steel extractor hood and space for an American style fridge/freezer, integrated

dishwasher. Spotlights to the ceiling, porcelain tiled floor, central heating radiator, UPVC double glazed window to the front and a set of UPVC double glazed French doors to the rear garden. Door to the utility.

UTILITY

5'5" x 6'4" [1.66m x 1.95m]

Range of modern wall and base units with laminate work surface over and tiled splash back, porcelain tiled floor, space and plumbing for a dryer and washing machine. Spotlights to the ceiling, composite rear door, central heating radiator, door to the downstairs w.c. and the Ideal combi boiler is housed in here.

W.C.

5'5" x 3'1" [1.66m x 0.95m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and tiled splash back.

FIRST FLOOR LANDING

Coving to the ceiling, loft access to the partially

boarded loft with light and doors to five bedrooms and the house bathroom.

BEDROOM ONE

13'5" x 10'9" [4.11m x 3.28m]

UPVC double glazed window to the front, central heating radiator, set of fitted wardrobes with sliding mirror doors and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

7'7" x 4'3" [2.33m x 1.32m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with overhead shower attachment. Extractor fan, UPVC double glazed frosted window to the front, spotlights to the ceiling, chrome ladder style radiator, LED demisting mirror and shaver socket point.

BEDROOM TWO

10'7" x 12'7" [max] x 11'4" [min] [3.23m x 3.84m [max] x 3.47m [min]]

Overstairs storage cupboard, UPVC double glazed window to the front, central heating radiator and fitted wardrobes with sliding mirror doors.

BEDROOM THREE

9'2" x 10'2" [2.8m x 3.1m]

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

BEDROOM FOUR

11'8" x 10'1" [max] x 7'4" [min] [3.58m x 3.09m [max] x 2.26m [min]]

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

BEDROOM FIVE

6'10" x 7'1" [2.1m x 2.17m]

Currently used as a study. UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

9'1" x 5'5" [2.77m x 1.67m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head

attachment. UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights to the ceiling, extractor fan LED demisting mirror and shaver socket point.

OUTSIDE

To the front are lawned garden areas and a block paved driveway providing off road parking for two vehicles leading to the single integral garage [5.0m x 2.75m] with electric up and over door, power and light. To the rear is a lawned garden incorporating raised slate bed, solar lights, outside socket and tap. There are paved patio areas, perfect for outdoor dining and entertaining and an outdoor airer, fully enclosed by timber fencing.

PLEASE NOTE

The vendors pay a service charge of approximate £120 [pa].

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.