

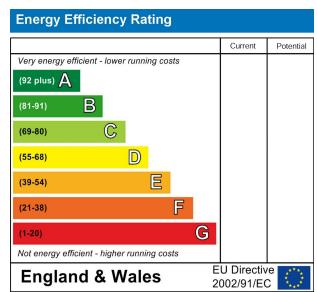
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 8 Castlefields, Rothwell, Leeds, LS26 0GN

For Sale Freehold £575,000

Situated on a sought after modern development in Rothwell, this generously proportioned four bedroom detached home offers spacious and versatile accommodation ideal for family living, with multiple reception areas, a modern fitted kitchen, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hallway with access to the living room, downstairs WC and kitchen breakfast room, which in turn leads to a sitting room, conservatory, utility room, playroom and integral garage. To the first floor are four well proportioned bedrooms and the family bathroom, with the principal bedroom benefiting from an en suite shower room, making the layout ideal for growing families or visiting guests. Externally, the property offers low maintenance gardens to both front and rear, a driveway providing parking for up to three vehicles and an attached garage. The enclosed rear garden features artificial lawn and a paved patio area ideal for outdoor entertaining.

Rothwell remains a highly popular location for families, offering excellent access to local shops, schools and everyday amenities, many of which are within walking distance. A wider range of facilities can be found in nearby Leeds and Wakefield city centres. Local bus routes operate nearby, while Woodlesford train station provides rail links to Leeds and surrounding areas, with Leeds offering direct connections to major cities including Manchester, London and Edinburgh. The M1 motorway network is also within easy reach, ideal for commuters.

Only a full internal inspection will truly reveal all that this superb family home has to offer, and early viewing is highly recommended to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE HALL

A composite front door with frosted and stained glass panels provides access. Coving to the ceiling, a central heating radiator, stairs providing access to the first floor landing with useful understairs storage, and doors leading to the downstairs w.c., kitchen breakfast room, and living room.

##### LIVING ROOM

18'0" x 11'8" [5.50m x 3.57m]

Two UPVC double glazed windows to the front, coving to the ceiling, a central heating radiator, and an electric fireplace with live flame effect set within a media wall style chimney breast with wooden mantle.



##### W.C.

6'0" x 3'0" [1.83m x 0.93m]

Low flush w.c., vanity wash basin with mixer tap and storage beneath, chrome ladder style heated towel rail, coving to the ceiling, and partial tiling.

##### KITCHEN BREAKFAST ROOM

14'10" x 9'4" [4.53m x 2.86m]

A range of shaker style wall and base units with work surfaces over, ceramic Belfast sink with mixer tap, tiled splashbacks, five ring gas hob with extractor above, integrated double oven, integrated dishwasher, and space for a fridge freezer. Two UPVC double glazed windows overlook the rear, and a breakfast bar provides additional seating. Openings lead through to the sitting room and utility, with a door to the playroom.

##### SITTING ROOM

11'7" x 10'11" [3.55m x 3.33m]

Column style central heating radiator and an opening through to the dining room.



##### DINING ROOM

11'10" x 9'3" [3.62m x 2.83m]

Surrounded by UPVC double glazed windows and featuring French doors opening onto the rear garden, along with a central heating radiator.

##### PLAY ROOM

8'11" x 16'2" [2.72m x 4.93m]

Spotlighting to the ceiling, a central heating radiator, fitted shelving, and a UPVC double-glazed window to the front.

##### UTILITY ROOM

6'8" x 7'10" [2.05m x 2.40m]

Wall and base units, work surface, tiled splashbacks, plumbing and space for a washing machine and tumble dryer, central heating radiator, rear window and door access to the garden, and internal access to the garage.

##### FIRST FLOOR LANDING

Loft access with pull down ladder to the boarded loft for storage. Coving to the ceiling, and doors leading to four bedrooms and the house bathroom.

##### BEDROOM ONE

13'8" x 17'10" [4.17m x 5.45m]

Two UPVC double glazed windows to the front with fitted shutters, coving to the ceiling, decorative wall panelling, fitted wardrobes, central heating radiator, fitted vanity unit, and access to the en suite.



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

8'11" x 5'8" [2.72m x 1.75m]

A low flush w.c., pedestal wash basin with mixer tap, chrome heated towel rail, extractor fan, frosted UPVC window to the side, and double shower cubicle with mains fed shower and glass screen, with partial tiling.

##### BEDROOM TWO

11'11" x 13'4" [3.65m x 4.07m]

Two UPVC double glazed windows to the front, fitted wardrobes, fitted desk unit, over-stairs storage cupboard, coving to the ceiling, and central heating radiator.



##### BEDROOM THREE

11'5" x 8'11" [3.50m x 2.72m]

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

##### BEDROOM FOUR

12'10" x 8'9" [3.93m x 2.67m]

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

##### BATHROOM/W.C.

9'1" x 8'9" [2.78m x 2.67m]

Fitted with a panelled bath with mixer tap and mains shower over, glass screen, pedestal wash basin, low flush w.c., chrome heated towel rail, extractor fan, and partial tiling.



##### OUTSIDE

To the front, the garden is designed for low maintenance with artificial lawn and timber fencing, along with a tarmac driveway providing off street parking for two to three vehicles and access to the garage. To the rear, the garden is also low maintenance with artificial lawn, a stone-paved patio area ideal for outdoor dining, planted beds with railway sleeper borders and mature shrubs, and full enclosure by timber fencing, making it suitable for children and pets.



##### GARAGE

16'2" x 8'0" [4.95m x 2.45m]

Single attached garage with up and over door, power and lighting, loft storage space, and housing the boiler.

##### 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.