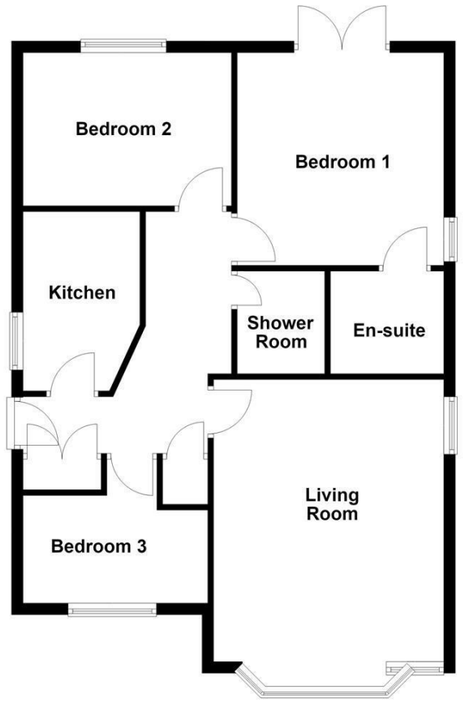
Ground Floor

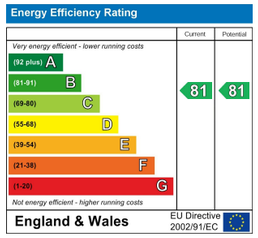


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1 Redhill Chase, Castleford, WF10 4SL

For Sale Freehold £280,000

Occupying an enviable corner plot within this popular residential neighbourhood is this deceptively spacious and well appointed three bedroom detached bungalow. Offering generous accommodation throughout, the property benefits from an en suite to the principal bedroom, ample off road parking, attractive gardens and a single garage.

Benefitting from sealed unit double glazed windows and a gas fired central heating system, the property is approached via a welcoming side entrance door opening into a central hallway with two useful built in storage cupboards. The main living room is positioned to the front of the property and features a pleasant bay window together with a feature fireplace. The kitchen is fitted with a comprehensive range of units and integrated cooking facilities, providing a practical and well equipped space. The principal bedroom enjoys French doors opening directly onto the rear garden and benefits from its own en suite bathroom. Two further well proportioned bedrooms are served by a modern shower room, completing the accommodation. Externally, the property occupies a generous corner plot with driveway parking and a lawned garden to the front. To the rear is a larger enclosed lawned garden, beyond which is a second driveway providing further off road parking and access to a single garage with an automated up and over door.

The property is conveniently situated within easy reach of a good range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Castleford town centre, which benefits from its own railway station together with convenient access to the national motorway network.

An early viewing is highly recommended to fully appreciate the generous accommodation, corner plot position and excellent outdoor space this attractive bungalow has to offer.

ACCOMMODATION

RECEPTION HALL
Side composite entrance door leading into the reception hall. Double fronted cloak cupboard, which also houses the gas fired combination central heating boiler, together with an additional walk-in storage cupboard.

LIVING ROOM
16'4" x 13'1" (5.00m x 4.00m)
Display bay window overlooking the front elevation, additional window to the side and double central heating radiator. Feature fireplace with marble insert and hearth housing an electric fire.

KITCHEN
8'6" x 10'2" (2.60m x 3.10m)
Window overlooking the side elevation and fitted with a good range of white fronted wall and base units with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, four ring stainless steel gas hob with extractor hood above, built-in oven, space and plumbing for a washing machine and space for an undercounter fridge and freezer. Central heating radiator.

BEDROOM ONE
12'1" x 11'9" (3.70m x 3.60m)
French doors opening directly onto the rear garden, built-in triple fronted wardrobe and central heating radiator.

EN SUITE BATHROOM/W.C.
6'6" x 5'10" (2.00m x 1.80m)
Frosted window overlooking the side elevation and fitted with a three piece suite comprising panelled bath, vanity wash basin with storage cupboard below and low flush W.C. Part tiled walls, ladder style heated towel radiator, extractor fan and electric shaver point.

BEDROOM TWO
11'9" x 8'10" (3.60m x 2.70m)
Window overlooking the rear garden, central heating radiator and built-in triple fronted wardrobe.

BEDROOM THREE
10'5" x 6'2" (3.20m x 1.90m)
Window overlooking the front elevation and central heating radiator. Currently utilised as a separate dining room.

SHOWER ROOM/W.C.
Fitted with a three piece suite comprising corner shower enclosure, vanity wash basin with storage cupboards below and low flush W.C.
Part tiled walls, extractor fan and ladder style heated towel radiator.

OUTSIDE

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.