Richard Kendall
Estate Agent

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44 Ledger Way, Castleford, WF10 5ZA

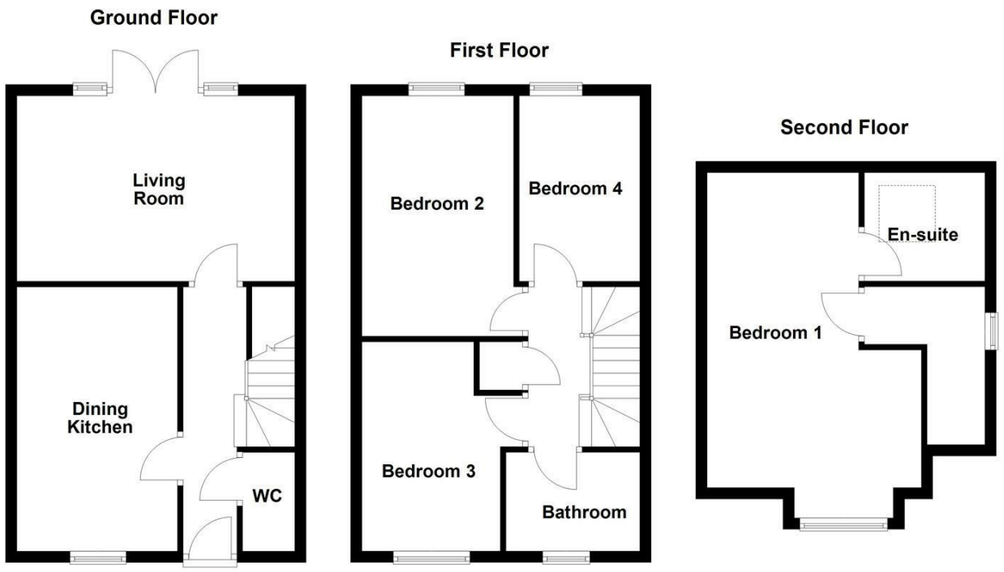
For Sale Freehold £290,000

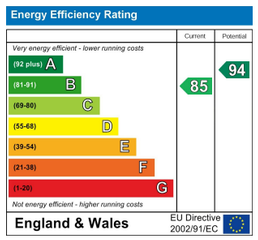
A deceptively spacious, high specification and well presented family home, offering four well proportioned bedrooms, including an impressive principal suite with en suite facilities, together with ample off street parking, a garage and a beautifully landscaped rear garden.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming reception hall with a guest cloakroom. To the rear, a generously proportioned living room features French doors and windows overlooking the garden, creating a light and inviting space. The kitchen is fitted to a high standard with quality integrated appliances and incorporates a dining area, ideal for modern family living. To the first floor, there are two double bedrooms and a further well sized single bedroom, all served by a well appointed family bathroom. The top floor is dedicated to the principal bedroom suite, offering a spacious bedroom with fitted wardrobes and a modern en suite shower room. All double bedrooms benefit from fitted storage. Externally, the property enjoys a neat front garden with artificial lawn and a driveway providing ample off road parking, leading to a detached single garage. The rear garden is thoughtfully landscaped, featuring an extended patio area ideal for outdoor dining and entertaining, alongside a good sized artificial lawn.

The property is situated on a popular residential development, within easy reach of local shops, schools and recreational facilities. The property is ideal for those looking to commute as it is close to the M62/A1 crossover. A wider range of amenities can be found in nearby Castleford town centre, with a railway station close by and excellent access to the motorway network for those commuting further afield.

Only a full internal inspection will fully appreciate the quality, space and lifestyle this home has to offer. Early viewing is 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

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.

ACCOMMODATION

RECEPTION HALL
Composite front entrance door, ceramic tiled floor, central heating radiator, staircase to the first floor and a useful understairs cupboard.

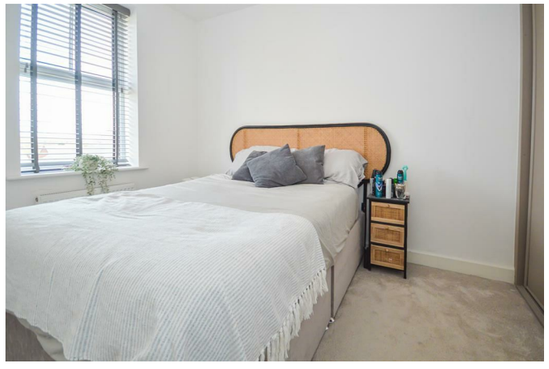
W.C.
5'10" x 2'11" (1.80m x 0.90m)
Fitted with a two piece white and chrome suite comprising pedestal wash basin and low flush W.C. Ceramic tiled floor continues, central heating radiator and extractor fan.

LIVING ROOM
16'4" x 10'9" (5.00m x 3.30m)
French doors with large side screens overlooking the rear garden, wood effect laminate flooring, provision for a wall mounted television and central heating radiator.

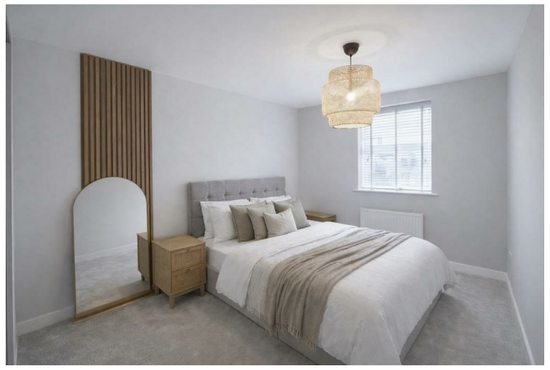
DINING KITCHEN
15'5" x 9'6" (4.70m x 2.90m)
Fitted with a range of wood grain effect contemporary wall and base units with laminate worktops and glazed splashbacks. Inset stainless steel sink, four ring Bosch ceramic hob with filter hood above, built in Bosch oven, integrated fridge and freezer, wine cooler, washer dryer and dishwasher. Ceramic tiled flooring to the kitchen area, with adjoining dining space having a window to the front, central heating radiator and extractor fan.

FIRST FLOOR LANDING
Built in airing cupboard housing the insulated and pressurised hot water cylinder.

BEDROOM TWO
14'1" x 8'10" (4.30m x 2.70m)
Window overlooking the rear garden, central heating radiator and full height triple fronted fitted wardrobes.



BEDROOM THREE
12'1" x 8'2" (3.70m x 2.50m)
Window to the front, central heating radiator and triple fronted fitted wardrobe.



BEDROOM FOUR
10'9" x 7'2" (3.30m x 2.20m)
Window overlooking the rear garden and central heating radiator.

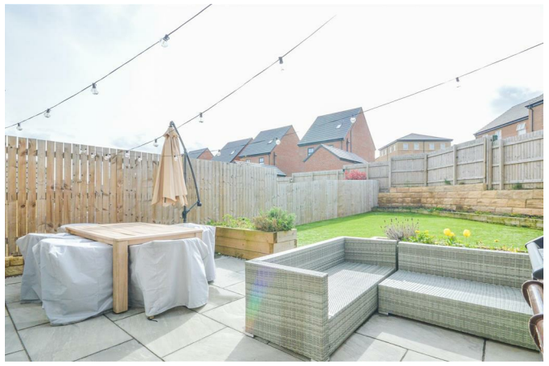
BATHROOM/W.C.
7'10" x 5'10" (2.40m x 1.80m)
Frosted window to the front, part tiled walls and fitted with a three piece white and chrome suite comprising panel bath with shower over and glazed screen, pedestal wash basin and low flush W.C. Central heating radiator and extractor fan.

SECOND FLOOR LANDING
Window to the side and central heating radiator.

BEDROOM ONE
19'4" x 12'9" (5.90m x 3.90m)
Window to the front, two central heating radiators, fitted wardrobes with four sliding doors and loft access point.

EN SUITE SHOWER ROOM/W.C.
6'10" x 6'2" (2.10m x 1.90m)
Tiled walls and floor, roof light to the sloping ceiling and fitted with a three piece suite comprising corner shower cubicle with twin head shower and glazed screens, pedestal wash basin and low flush W.C. Chrome ladder style towel rail and extractor fan.

OUTSIDE
To the front, there is a neat artificial lawn garden with boundary hedge and a wide driveway providing ample off street parking, continuing down the side to a single detached garage at the rear. To the rear, there is a well proportioned garden with a landscaped patio area directly outside the living room, ideal for outdoor entertaining, leading onto an expansive artificial lawn with raised bed borders.



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.