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



18A Hill Road, Castleford, WF10 4BT

For Sale Freehold £250,000

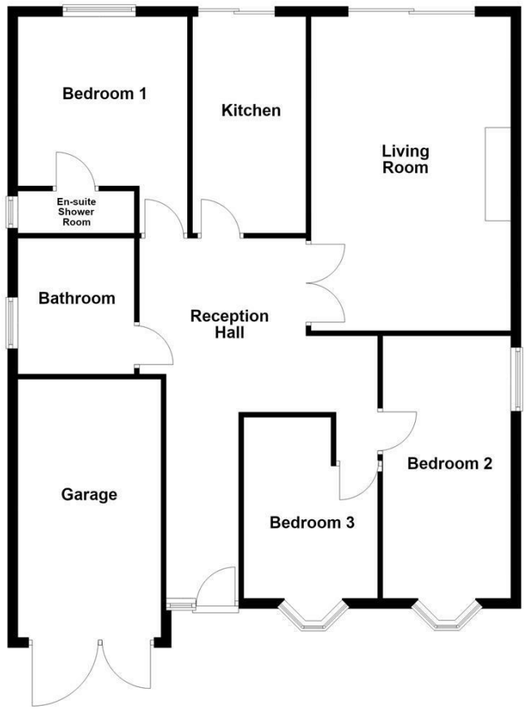
Situated in the Glasshoughton area of Castleford and offering fantastic potential is this three bedroom detached true bungalow, requiring a degree of modernisation but providing generous and versatile accommodation throughout.

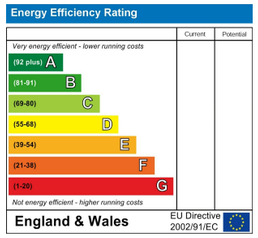
The property boasts three well proportioned bedrooms together with spacious reception accommodation, front and rear gardens, off road parking and an integral garage. The accommodation is centred around a substantial reception hall, which offers potential as an additional dining space and provides access to all three bedrooms, the living room, kitchen and main bathroom. Bedroom one benefits from its own en suite shower room, while both the kitchen and spacious living room provide direct access onto the rear garden. Externally, to the front are mature planted beds and a concrete driveway providing off road parking and access to the integral garage. To the rear is an established garden with lawned areas, mature planting, paved seating space and a range of timber storage buildings.

The property would suit a range of buyers, particularly those looking for accommodation arranged on one level, while the generous plot and layout may also appeal to families seeking further potential, subject to any necessary consents. Glasshoughton and Castleford provide a wide range of local shops, schools and amenities, together with public houses, transport links and leisure facilities. Castleford also benefits from bus and rail connections, while the M62 motorway network is within convenient reach. Xscape Yorkshire and Junction 32 Outlet Shopping are also nearby, with Pontefract and its wider amenities within easy travelling distance.

Only a full internal inspection will truly reveal the space and potential this detached bungalow has to offer. An early viewing is highly recommended to avoid disappointment.

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.



ACCOMMODATION

RECEPTION HALL
23'1" x 15'1" (7.05m x 4.62m)

Timber framed front entrance door leading into the reception hall. Coving to the ceiling, ceiling rose, picture rail and central heating radiator. Doors provide access to the living room, kitchen, three bedrooms and bathroom. The generous proportions also provide potential for use as a dining area.

KITCHEN
13'10" x 7'3" (4.23m x 2.22m)

Aluminium framed sliding doors provide access onto the rear garden. Galley style kitchen fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Five ring gas hob with stainless steel extractor hood above and integrated double oven. Space and plumbing for a washing machine and dishwasher as well as space for a fridge freezer.

LIVING ROOM
20'2" x 12'11" (6.15m x 3.95m)

Aluminium framed sliding doors provide access onto the rear garden. Coving to the ceiling, ceiling roses and two central heating radiators. Feature gas fireplace with laminate hearth and exposed brick style surround and chimney breast.



BEDROOM ONE
13'10" x 10'11" (4.23m x 3.34m)

UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'8" x 2'5" (2.35m x 0.75m)

Frosted single glazed timber framed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with tiled splashback and shower enclosure with mains fed shower attachment and tiled surround. Central heating radiator.



BEDROOMM TWO
16'11" x 8'3" (5.16m x 2.52m)

Double glazed timber framed bay window overlooking the front elevation and further single glazed timber framed window to the side. Coving to the ceiling and central heating radiator. Range of fitted wardrobes with partially mirrored doors.



BEDROOM THREE
11'6" x 8'10" (3.52m x 2.70m)

Double glazed timber framed bay window overlooking the front elevation. Decorative panelling to one wall, central heating radiator and range of fitted storage units.



BATHROOM
8'7" x 7'7" (2.62m x 2.33m)

Frosted single glazed timber framed window overlooking the side elevation. Fitted with a four piece suite comprising low flush W.C., pedestal wash basin, panelled bath with mixer tap and shower attachment, and separate shower enclosure with mains fed shower and glazed shower screen. Fully tiled walls and central heating radiator.



OUTSIDE
To the front are established planted beds with mature shrubs and trees. A concrete driveway provides off road parking for one to two vehicles and is enclosed by walling with wrought iron gated access. The driveway leads to the front entrance and integral garage. The rear garden incorporates lawned areas, mature trees and shrubs and a paved patio area, ideal for outdoor dining and entertaining. There are also a number of timber built outbuildings providing useful garden storage and a large shed with an extraction tube for a dryer. The garden is fully enclosed by walling, with a timber side gate providing access, making it suitable for both children and pets.



INTEGRAL GARAGE
Single integral garage with double door access.

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.