



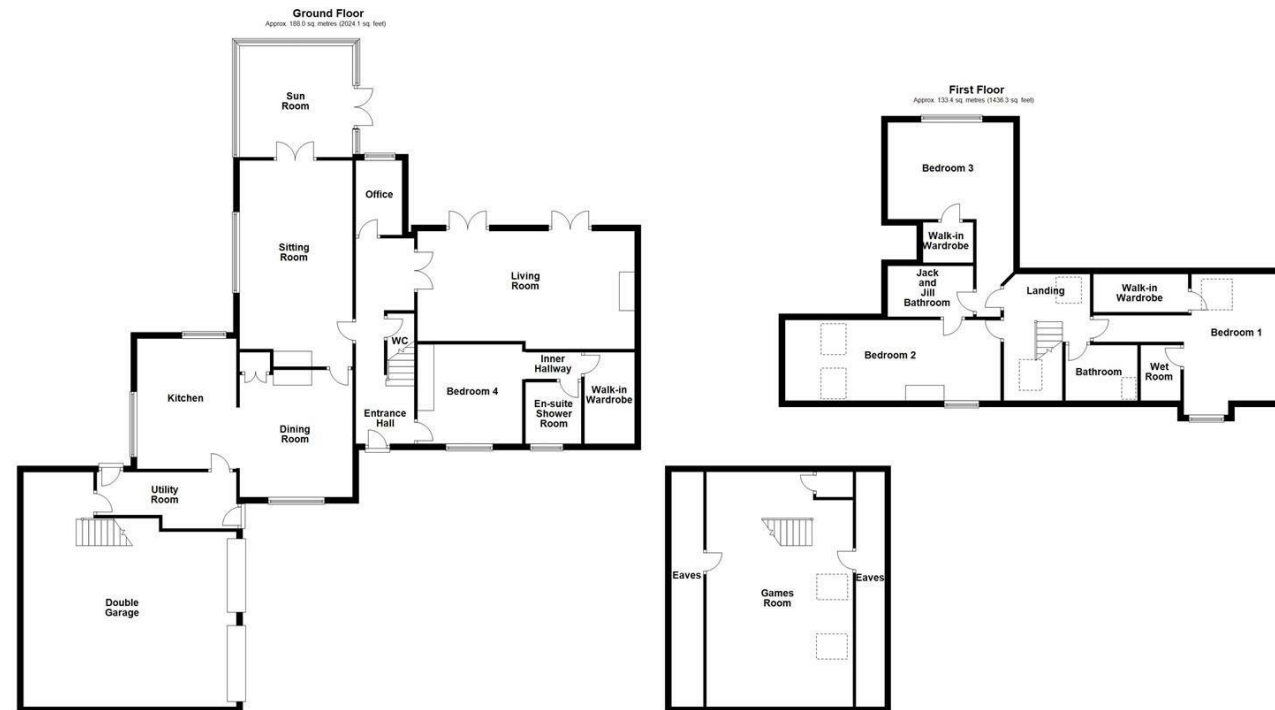
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

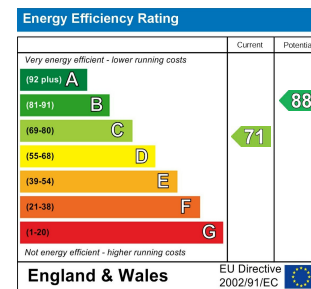
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 321.5 sq. metres (3460.4 sq. feet)



**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.



**Woodcroft Wood Lane, Castleford, WF10 5PN**

**For Sale Freehold £550,000**

Situated on the highly regarded Wood Lane in Castleford is this deceptively spacious and generously proportioned four bedroom detached family home. Beautifully modernised to a high standard throughout, this impressive residence boasts an abundance of reception space, landscaped wrap around gardens, ample off road parking, and a double integral garage with a games room above, offering excellent potential for further development, subject to the necessary planning consents.

The accommodation briefly comprises an inviting entrance hall with stairs rising to the first floor landing and doors leading to bedroom four, the ground floor WC, living room, office, and sitting room. The spacious living room enjoys access to the rear garden, while the sitting room opens into the conservatory, which in turn leads to both the rear garden and dining room. The dining room flows seamlessly into the kitchen, with the kitchen leading through to the utility room. The utility provides access to both the front and rear gardens, as well as the double garage, which in turn has stairs rising to the versatile games room above. To the first floor, the landing provides access to three further bedrooms and the house bathroom. The principal bedroom benefits from a walk in wardrobe and its own en suite wet room. Bedrooms two and three are served by a Jack and Jill en suite bathroom, with bedroom three also enjoying a walk in wardrobe. Bedroom four, located on the ground floor, also benefits from a walk in wardrobe and private en suite shower room, making it ideal for guests or multi generational living.

Externally, the property is approached via a substantial block paved driveway providing ample off road parking for several vehicles and leading to the double integral garage with twin up-and-over doors. Gated access via wrought iron double gates enhances both privacy and security, with lawned areas and established boundaries adding to the attractive frontage. To the rear, the generously sized wrap around gardens are mainly laid to lawn and feature planted borders with mature shrubs and trees, together with paved patio areas ideal for outdoor dining and entertaining. Fully enclosed by timber fencing and boundary walls, the gardens provide a safe and private environment for children and pets alike.

Castleford remains a popular choice for a wide range of buyers, with Wood Lane being particularly sought after thanks to its convenient position close to local shops, reputable schools, and everyday amenities. Castleford town centre offers a wider selection of facilities, while excellent transport links include nearby bus routes and two train stations providing direct access to Leeds, Sheffield, and York. For leisure, the area is home to Xscape Yorkshire, Junction 32 Outlet Shopping Village, and Pontefract Racecourse, while the M62 motorway is only a short drive away for those commuting further afield.

Only a full internal inspection can truly appreciate the size, quality, and versatility of accommodation on offer at this exceptional family home. Early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

2'110" [max] x 5'10" [min] x 3'1" [narrowing] [6.67m [max] x 1.80m [min] x 0.96m [narrowing]]

A composite front entrance door with frosted glazed pane leads into a welcoming entrance hall featuring coving to the ceiling, engineered oak wood flooring, central heating radiator, stairs rising to the first floor landing, and doors leading to bedroom four, sitting room, living room, downstairs WC, and office.

### BEDROOM FOUR

10'5" x 11'1" [3.20m x 3.40m]

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and coving to the ceiling.



### INNER HALLWAY

Spotlighting to the ceiling, coving, and doors leading to the walk in wardrobe and en suite shower room.

### EN SUITE SHOWER ROOM

6'3" x 5'11" [1.92m x 1.82m]

Frosted UPVC double glazed window to the front, central heating radiator, coving, spotlighting, concealed cistern low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap, laminate work surface with tiled splashback, and shower cubicle with mains-fed shower, additional attachment, and glazed screen.

### WALK IN WARDROBE

9'6" x 5'6" [2.90m x 1.68m]

Spotlighting to the ceiling with a range of fitted wardrobes and storage units.

### DOWNSTAIRS W.C.

2'5" x 6'5" [0.76m x 1.97m]

Low flush WC, wall mounted wash basin with mixer tap, tiled splashback, spotlighting to the ceiling, and extractor fan.

### LIVING ROOM

2'35" [max] x 1'26" x 11'8" [min] [7.14m [max] x 3.82m x 3.58m [min]]

Coving to the ceiling, two sets of UPVC double glazed French doors opening to the rear garden, central heating radiator, engineered oak flooring, and multi fuel burning stove with stone hearth and tiled surround.



### OFFICE

10'11" x 4'11" [3.35m x 1.52m]

Loft access, coving to the ceiling, central heating radiator, and UPVC double glazed window to the rear elevation.

### SITTING ROOM

2'20" [max] x 1'20" x 20'8" [min] [6.72m [max] x 3.67m x 6.30m [min]]

UPVC double glazed window to the side, UPVC double glazed French doors leading into the sun room, coving to the ceiling, central heating radiator, laminate flooring, and electric fireplace with resin hearth surround and mantel.

### SUN ROOM

10'4" x 11'4" [3.16m x 3.46m]

Vaulted ceiling with spotlighting, surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear garden, and engineered oak flooring.

### DINING ROOM

14'9" [max] x 11'9" x 11'8" [min] [4.50m [max] x 3.60m x 3.56m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator, double door storage cupboard, decorative fireplace with granite hearth and wooden mantel, and opening through to the kitchen.



### KITCHEN

10'6" x 13'10" [3.22m x 4.22m]

Two UPVC double glazed windows to the side and rear, chrome column central heating radiator, spotlighting, coving, stable door to the utility room, and fitted with a range of shaker style wall and base units with laminate work surfaces. Stainless steel 1 1/2 bowl sink with drainer and mixer tap, gas/electric range style cooker with glass splashback and extractor hood above, space for American style fridge freezer, integrated dishwasher, integrated microwave, and central island with shaker base units, wine cooler, and oak waterfall worktop.

### UTILITY ROOM

14'11" [max] x 6'0" x 4'7" [min] [4.55m [max] x 1.85m x 1.40m [min]]

Central heating radiator, composite entrance door with frosted glazed pane to the front, frosted UPVC glazed door to the rear, spotlighting, access to the garage, fitted shaker style units with laminate work surfaces, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, and stone style tiled flooring.

### DOUBLE GARAGE

25'3" [max] x 23'3" x 7'8" [min] [7.70m [max] x 7.11m x 2.35m [min]]

Twin up-and-over doors to the front, power and lighting throughout, stairs rising to the first floor games room, and car mechanics pit.

### GAMES ROOM

25'1" [max] x 15'5" x 9'10" [min] [7.65m [max] x 4.71m x 3.01m [min]]

Access to several storage areas, wall mounted electric heater, and two Velux skylights.

### FIRST FLOOR LANDING

13'6" [max] x 9'10" x 5'2" [min] [4.12m [max] x 3.02m x 1.58m [min]]

Two Velux skylights, central heating radiator, and doors leading to three bedrooms, and the house bathroom.

### BEDROOM ONE

20'2" [max] x 14'9" x 4'9" [min] [6.16m [max] x 4.52m x 1.46m [min]]

Velux skylight, UPVC double glazed window to the front, central heating radiator, and doors leading to the walk in wardrobe and en suite wet room.



### EN SUITE WET ROOM

5'8" x 4'2" [1.73m x 1.28m]

Spotlighting, extractor fan, concealed cistern low flush WC, wall mounted wash basin with mixer tap, chrome ladder style radiator, mains-fed overhead shower, and full tiling throughout.

### WALK IN WARDROBE

10'2" x 4'1" [3.10m x 1.26m]

Range of fitted wardrobes and storage units with lighting.

### BEDROOM TWO

2'38" [max] x 10'1" x 7'7" [min] [7.23m [max] x 3.08m x 2.33m [min]]

Two Velux skylights, UPVC double glazed window to the front, spotlighting, loft access, central heating radiator, fitted wardrobes, and door leading to the Jack and Jill en suite bathroom.

### JACK AND JILL EN SUITE BATHROOM

8'6" x 5'4" [2.60m x 1.65m]

Spotlighting, extractor fan, fitted storage cupboard, chrome towel radiator, low flush WC, wall mounted wash basin with mixer tap, P shaped bath with mixer tap and mains fed overhead shower with additional attachment, glazed shower screen, and full tiling.

### BEDROOM THREE

20'11" [max] x 13'5" x 9'10" [min] [6.38m [max] x 4.11m x 3.02m [min]]

Door leading to the Jack and Jill en-suite, door to walk-in wardrobe, central heating radiator, and UPVC double glazed window to the rear.

### WALK IN WARDROBE

4'7" x 4'3" [1.40m x 1.31m]

Spotlighting to the ceiling and fitted shelving.

### BATHROOM

7'5" x 5'8" [2.27m x 1.73m]

Skylight, coving to the ceiling, extractor fan, low flush WC, pedestal wash basin, freestanding roll top bath with mixer tap and shower attachment, full tiling, and LED mirror.

### OUTSIDE

Double cast iron gate to the front providing access into a large block paved driveway providing ample off road parking for six vehicles which runs up to a detached double garage with twin doors. Pleasant lawned garden to the side and a pebbled area to the side of the garage. Timber panelled surrounded fences and a pebbled area. Planted borders with mature trees and plants flow round the conservatory to a paved patio area, perfect for entertaining and dining purposes, which is tiered into two sections and separating a further lawned garden with planted borders and bushes and trees within and a paved pathway back to the block paved driveway.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.