

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



26 Merefield Way, Castleford, WF10 4TD

For Sale Freehold Guide Price £315,000

A deceptively spacious four bedroom detached family home situated in a lovely position at the head of a cul-de-sac with an enclosed garden at the rear.

With sealed unit double glazed windows and a gas fired central heating system, this attractive four bedroom detached family home is approached via a welcoming reception hall that has a guest toilet off to the side. The living room is situated to the rear with a square bay having double French doors out to the back garden. In addition there is a separate large conservatory also overlooking the back garden. The kitchen is fitted to a high standard with an adjoining dining area, there is also an integral garage completing the ground floor accommodation. To the first floor the principal bedroom has an en suite shower room and there are three further well proportioned bedrooms all served by the family bathroom. Outside, the property has driveway parking to the front leading up to the integral garage, as well a further paved garden. Round to the rear the property has a good sized lawned garden with block paved patio sitting area and established shrub borders.

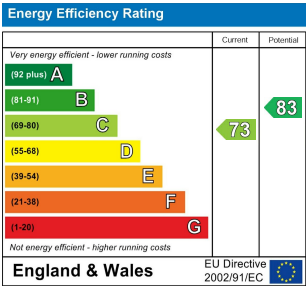
The property is situated in this popular residential area on the fringe of the centre of Castleford within easy reach of the broad range of amenities and shops offered in Xscape complex. Further amenities are available in the nearby town centres of Castleford and Pontefract, as well as the national motorway network is readily accessible.

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

14'5" x 6'2" [4.4m x 1.9m]

Composite front entrance door, central heating radiator and stairs to the first floor.

GUEST W.C.

5'6" x 2'7" [1.7m x 0.8m]

Two piece white and chrome cloakroom suite comprising pedestal wash basin and low suite w.c. Part tiled walls, central heating radiator and extractor fan.

LIVING ROOM

15'5" x 11'9" [4.7m x 3.6m]

Square bay to the garden at the rear, double central heating radiator, provision for a wall mounted television and French doors out to the back garden. Connecting door through to the conservatory.

CONSERVATORY

12'5" x 11'9" [3.8m x 3.6m]

Double doors leading out onto the patio at the back garden, double central heating radiator and

wood effect laminate flooring.

DINING KITCHEN

26'6" x 7'10" [8.1m x 2.4m]

A broad range of attractive cream fronted wall and base units with contrasting wood effect laminate work tops with matching upstands. Inset stainless steel sink unit, Bosch four ring ceramic hob with glazed splash back and contemporary style filter hood over, built in oven, integrated microwave, provision for a side by side American style fridge/freezer and integrated bin. Space and plumbing for a dishwasher, window to the front and additional window to the conservatory. To the dining area is a central heating radiator and window overlooking the front garden.

INTEGRAL GARAGE

18'0" x 8'10" [5.5m x 2.7m]

Up and over door to the front, connecting door to the reception hall and to the rear is a utility area with space and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access point and built in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

13'5" x 11'5" [max] [4.1m x 3.5m [max]]

Window to the front and central heating radiator.

EN SUITE W.C.

5'6" x 4'3" [min] [1.7m x 1.3m [min]]

Frosted window to the front, central heating radiator and fitted with a three piece white and chrome suite comprising shower cubicle with folding glazed door, pedestal wash basin and low suite w.c. Part tiled walls, electric shaver socket and extractor fan.

BEDROOM TWO

10'9" x 8'2" [3.3m x 2.5m]

Window to the rear, central heating radiator.

BEDROOM THREE

11'5" x 8'10" [3.5m x 2.7m]

Window to the rear and central heating radiator.

BEDROOM FOUR

8'10" x 8'6" [2.7m x 2.6m]

Window to the front and central heating radiator.

BATHROOM/W.C.

8'6" x 8'2" [2.6m x 2.5m]

Three piece white and chrome suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Frosted window to the rear, part tiled walls, extractor fan, electric shaver socket, central heating radiator and heated towel rail.

OUTSIDE

To the front the property has driveway parking leading up to the integral garage, as well as a paved garden. To the rear of the house there is a larger enclosed garden with lovely block paved sitting area and level lawn with mature shrub border.

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.