Richard Kendall Estate Agent

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40 Monckton Drive, Castleford, WF10 3HT

For Sale Freehold £250,000

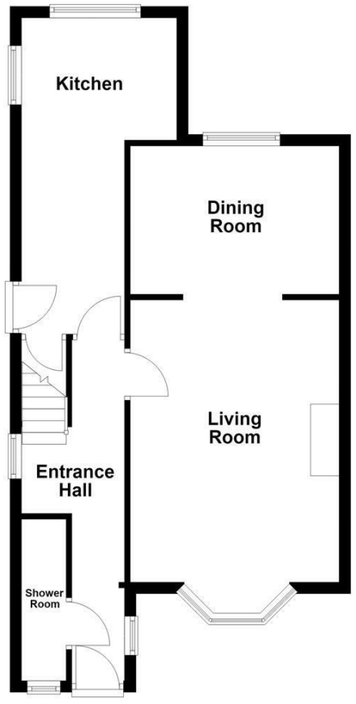
Situated within a pleasant cul de sac in the popular Townville area of Castleford is this well presented and extended three bedroom semi detached family home, offering spacious and well proportioned accommodation throughout.

The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and access to a convenient downstairs shower room, spacious living room and fitted kitchen. The living room leads through to a separate dining room, providing an excellent space for family meals and entertaining, while the kitchen benefits from useful understairs storage and access to the side of the property. To the first floor, the landing provides access to three well proportioned bedrooms and a family shower room, together with loft access via a pull down ladder. Externally, the property enjoys an attractive lawned garden to the front with established planted borders, together with a tarmac driveway providing off road parking and extending along the side of the property. Double wrought iron gates provide access to the enclosed frontage. To the rear is a generous lawned garden incorporating a paved patio area, ideal for outdoor dining and relaxation. A particular feature is the larger than average detached single garage, benefitting from an up and over door, power, lighting, a mechanic's inspection pit and separate side access. The rear garden backs onto the school playing field, providing a pleasant open aspect.

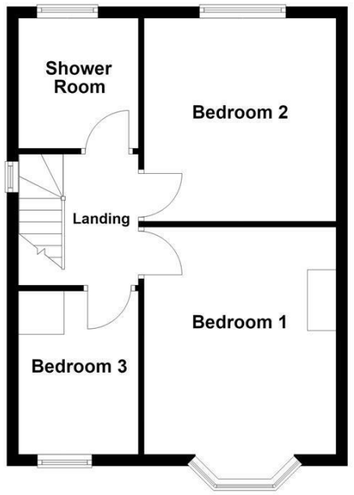
Situated within the popular residential area of Townville, the property is conveniently positioned for local shops, schools and everyday amenities, with a wider selection available in Castleford town centre. Regular bus services and two local railway stations provide excellent transport connections, while the A1 and M62 motorway networks are readily accessible for those commuting further afield. Junction 32 Outlet Shopping Village, Xscape Yorkshire and Pontefract Racecourse also provide a variety of nearby shopping, leisure and entertainment opportunities.

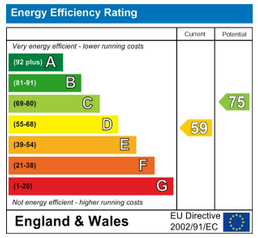
Offering an excellent combination of spacious accommodation, practical outdoor space and generous parking facilities, this attractive extended family home presents a wonderful opportunity for first time buyers, professional couples and growing families alike. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.

Ground Floor



First 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

ENTRANCE HALL
20'9" x 5'10" (6.35m x 1.80m)

Composite front entrance door with frosted glazed panel leading into the entrance hall. Two UPVC double glazed windows overlooking the side elevation. Central heating radiator and staircase providing access to the first floor landing. Doors provide access to the ground floor shower room, kitchen and living room.

DOWNSTAIRS SHOWER ROOM
9'3" x 2'9" (2.83m x 0.85m)

UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and electric shower. Fully tiled walls, chrome ladder style heated towel radiator, extractor fan and inset spotlights to the ceiling.



KITCHEN
18'1" x 8'7" (5.52m x 2.62m)

Access to a useful understairs storage cupboard. Composite side entrance door with frosted glazed panel. UPVC double glazed windows overlooking the rear and side elevations. Fitted with a modern range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel splashback and extractor hood above, together with integrated oven. Space for a fridge freezer and space and plumbing for a washing machine and tumble dryer. Central heating radiator and extractor fan.



LIVING ROOM
17'6" x 11'11" (5.35m x 3.65m)

UPVC double glazed bay window overlooking the front elevation. Central heating radiator. Feature gas fireplace with marble hearth and surround and timber mantle. Opening through into the dining room.



DINING ROOM
11'11" x 8'0" (3.65m x 2.45m)

UPVC double glazed window overlooking the rear elevation. Central heating radiator.



FIRST FLOOR LANDING
6'11" x 6'1" (2.12m x 1.86m)

UPVC double glazed window overlooking the side elevation. Loft access. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
15'3" x 11'1" (4.65m x 3.38m)

UPVC double glazed bay window overlooking the front elevation. Central heating radiator and fitted storage cupboard.



BEDROOM TWO
11'1" x 10'11" (3.40m x 3.35m)

UPVC double glazed window overlooking the rear elevation with views towards the recreational field. Central heating radiator, a range of fitted wardrobes and storage units.



BEDROOM THREE
10'0" x 6'11" (3.06m x 2.12m)

UPVC double glazed window overlooking the front elevation. Central heating radiator. Fitted over-bulkhead storage.

SHOWER ROOM
7'6" x 6'9" (2.30m x 2.08m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with mains fed shower and glazed shower screen. Fully tiled walls, central heating radiator, extractor fan and inset spotlights to the ceiling.



OUTSIDE
To the front is a lawned garden enclosed by timber fencing. A pair of wrought iron double gates provides access onto a tarmacadam driveway, which continues down the side of the property and leads to the detached garage. To the rear is a lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing.



DETACHED GARAGE
19'6" x 12'4" (5.95m x 3.77m)

Larger than average detached garage with manual up and over door and separate UPVC access door. Power, lighting and mechanic's inspection pit.

COUNCIL TAX BAND
The council tax band for this property is B.

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.