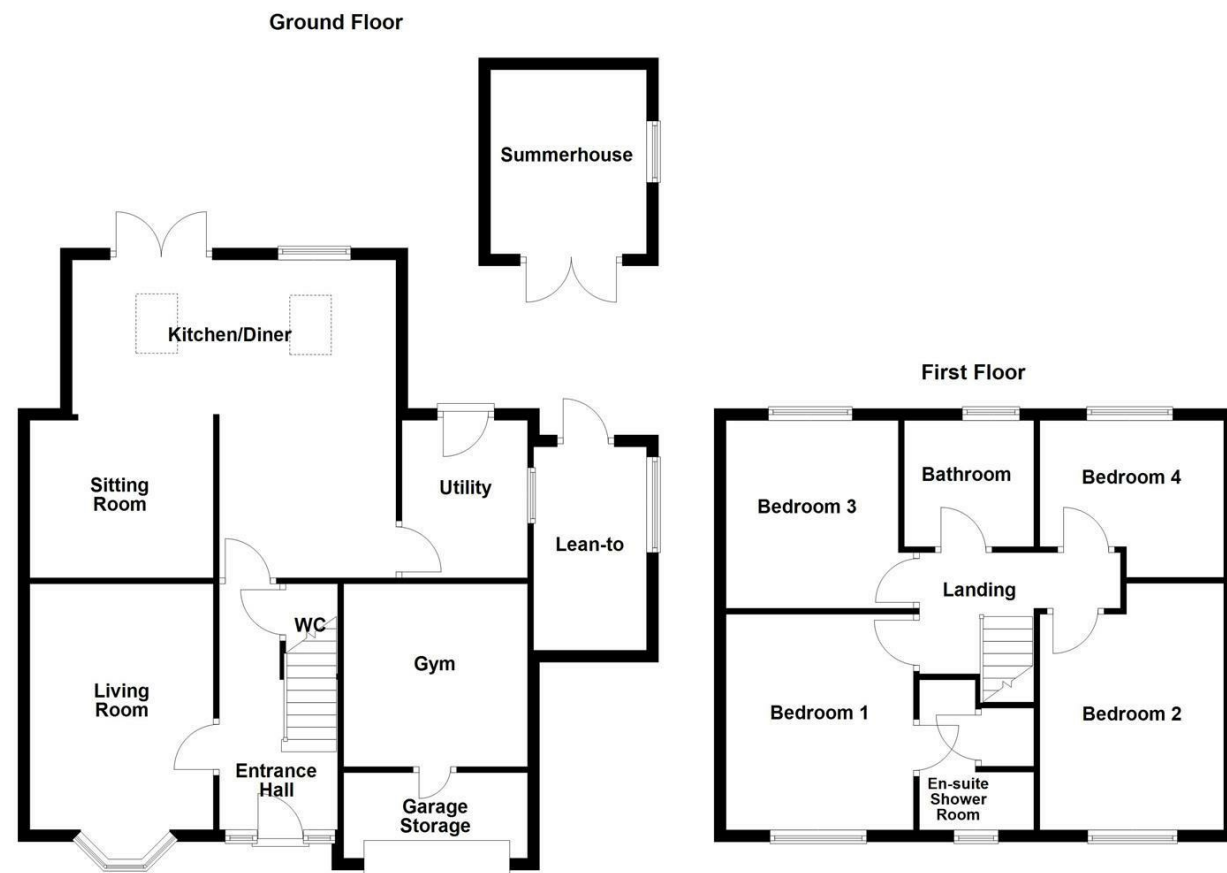




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



25 Kingsley Drive, Castleford, WF10 3PS
For Sale Freehold Guide Price £355,000 - £365,000

Nestled within a cul de sac position on this sought after modern development is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, the property boasts four double bedrooms, generous reception space, a converted gym/garage, ample off road parking and an attractive enclosed south facing rear garden complete with a summer house and additional storage.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, kitchen diner and downstairs WC. The spacious kitchen diner leads through to a utility room, sitting room and the rear garden, while the utility room also benefits from external access. To the first floor, the landing provides loft access and leads to four double bedrooms and the house bathroom. The principal bedroom benefits from en suite shower facilities and a useful overstairs storage cupboard. Externally, the front of the property features a block paved and tarmac driveway providing off road parking for up to three vehicles, leading to the converted integral garage which is currently utilised as a gym space with roller door access.

The rear garden is tiered and thoughtfully landscaped, incorporating lawned areas, planted borders and a combination of paved, block paved and raised decked patio seating areas, ideal for outdoor dining and entertaining. A partial timber canopy leads to a superb summer house benefitting from UPVC double glazing, power and lighting, together with a separate timber storage area.

The property is ideally located for a wide range of buyers, particularly growing families, with local shops and schools within close proximity and a wider range of amenities available in both Pontefract and Castleford town centres. Castleford benefits from two train stations providing links to Leeds, Manchester and York, while the A1 and M62 motorway networks are easily accessible for commuters. Nearby attractions include Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse.

Only a full internal inspection will fully appreciate the space, versatility and quality this fantastic family home has to offer. Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Accessed via a composite front entrance door with frosted glazed panel, featuring coving to the ceiling, decorative wall panelling, central heating radiator, staircase to the first floor landing and access through to the living room, kitchen diner and downstairs WC.

W.C.

2'11" x 4'11" [0.91m x 1.52m]

Fitted with a low flush WC and ceramic wash basin set within a storage unit with mixer tap, complemented by partial tiling and wall panelling, central heating radiator and extractor fan.

LIVING ROOM

15'3" x 10'3" [4.65m x 3.13m]

UPVC double glazed bay window to the front elevation, coving to the ceiling, central heating radiator and a multi fuel burning stove with slate hearth and tiled surround.

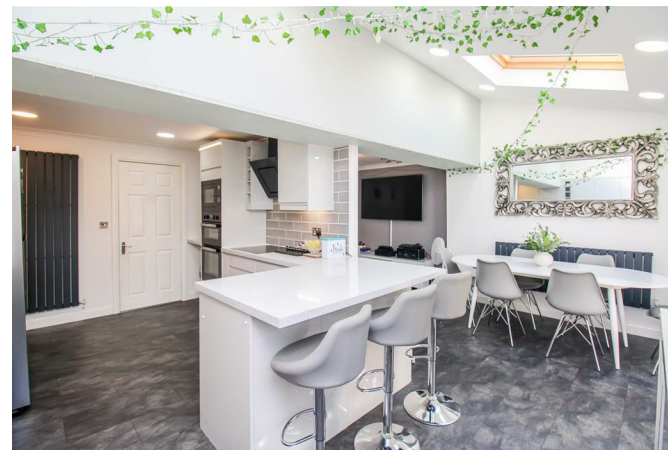


KITCHEN DINER

18'4" x 17'9" [5.6m x 5.42m]

A spacious open plan kitchen diner with coving to the ceiling, two skylights, UPVC double glazed window to the rear and French doors leading out to the garden. Fitted with a range of modern gloss wall and base units with laminate work surfaces,

composite sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with extractor above, integrated double oven and microwave, integrated dishwasher and space for an American style fridge freezer. Finished with two anthracite column radiators, spotlights to the ceiling, access to the utility room and opening through to the sitting room.



SITTING ROOM

8'8" x 8'11" [2.65m x 2.72m]

With coving to the ceiling and open access from the kitchen diner.

UTILITY ROOM

7'0" x 8'8" [2.15m x 2.65m]

UPVC double glazed window to the side, frosted UPVC double glazed rear door, extractor fan and fitted with additional wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks and plumbing for a washing machine. The boiler is also housed within this room.

FIRST FLOOR LANDING

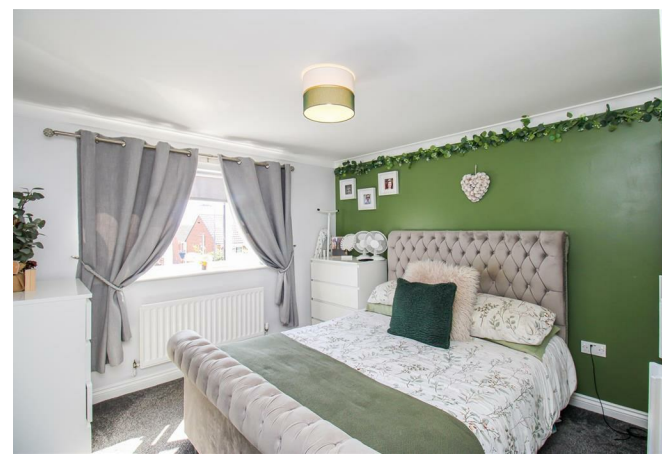
6'4" x 9'10" [1.95m x 3.02m]

With loft access via pull down ladder, decorative wall panelling and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 10'4" [3.65m x 3.17m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and access through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'7" x 6'6" [2.62m x 2.0m]

Comprising low flush WC, ceramic wash basin set within a storage unit with mixer tap and shower cubicle with mains fed shower and glass screen. Frosted UPVC double glazed window to the front, central heating radiator, extractor fan and access to overstairs storage cupboard.



BEDROOM TWO

8'9" x 13'7" [2.67m x 4.16m]

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



BEDROOM THREE

10'4" x 10'5" [3.17m x 3.18m]

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

BEDROOM FOUR

8'10" x 8'9" [2.7m x 2.67m]

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

HOUSE BATHROOM/W.C.

7'1" x 7'1" [2.18m x 2.16m]

Fitted with a modern suite comprising low flush WC, wash basin set within a storage unit with mixer tap and P shaped bath with mains fed shower and glass screen. Frosted UPVC double glazed window to the rear, anthracite column radiator, extractor fan and full tiling throughout.



OUTSIDE

To the front, the property benefits from a low maintenance tarmac and block paved driveway providing off road parking for three vehicles. The enclosed south facing rear garden is tiered and incorporates lawned areas, planted borders with mature trees, shrubs and flowers, along with both block paved and raised decked patio seating areas, ideal for outdoor dining and entertaining beneath a timber canopy. The garden also provides access to the summer house and workshop space, all enclosed by timber fencing making it ideal for both pets and children.



SUMMER HOUSE

11'3" x 12'2" [3.45m x 3.73m]

A fully fitted timber summer house currently utilised as a bar, with UPVC double glazed French doors, side window, power and lighting.

LEAN TO WORKSHOP

11'2" x 6'3" [3.42m x 1.92m]

Timber built lean to with UPVC double glazed window to the side, power and lighting, ideal for workshop or storage purposes.

GARAGE STORAGE

8'7" x 6'5" [2.62m x 1.96m]

With roller door, power and lighting, plus access through to the gym [3.07m x 2.62m].

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.