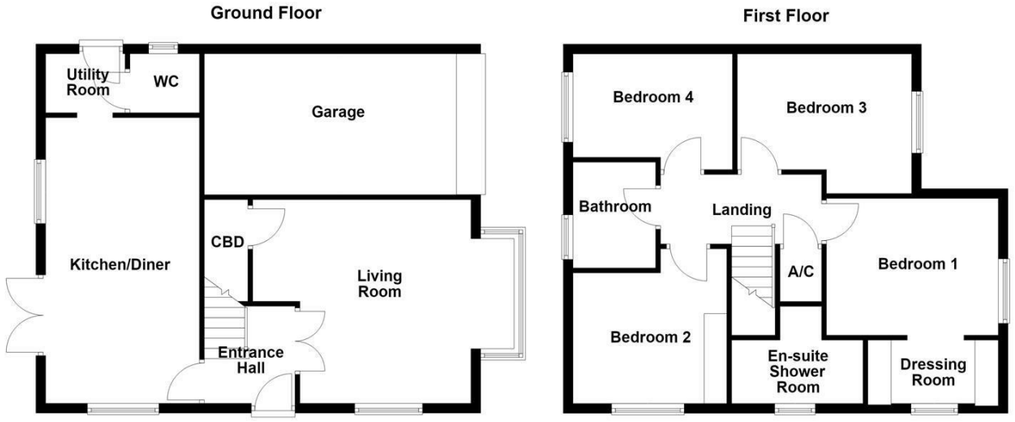
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





17 Amberwood Avenue, Castleford, WF10 5WA

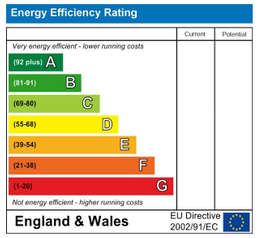
For Sale Freehold £325,000

A fantastic opportunity to purchase this four bedroom detached executive family home, situated on this attractive modern development and offering spacious, well presented accommodation throughout.

The property is approached over a double block paved driveway providing ample off road parking and access to the integral garage with electric up and over door, power and lighting. Internally, the accommodation briefly comprises a welcoming entrance hall with double doors leading into the spacious living room and a further door providing access to the impressive kitchen diner. The kitchen diner is fitted with a modern range of high gloss units and integrated appliances, with French doors opening directly onto the garden and a feature archway leading into the separate utility room. A downstairs W.C. completes the ground floor accommodation. To the first floor are four well proportioned bedrooms and the modern house bathroom. Bedroom one benefits from its own dressing room and en suite shower room, while bedrooms one and two both offer fitted wardrobe storage. Externally, a paved pathway leads from the driveway into the enclosed side garden, which incorporates two paved patio areas, an attractive lawn and low maintenance landscaping, creating an excellent space for outdoor dining and entertaining.

The property is conveniently positioned for local amenities and schools, with regular transport links providing access towards Castleford, Pontefract and Wakefield. The M62 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal the space, presentation and quality this impressive family home has to offer. An early viewing is highly recommended.



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
Composite front entrance door leading into the entrance hall. Fully tiled floor, central heating radiator and staircase with handrail providing access to the first floor landing. Double timber doors with glazed inserts lead into the living room, while a further timber door with glazed insert provides access to the kitchen diner.

LIVING ROOM
Spacious reception room with bay window. Access to a useful understairs storage cupboard.



KITCHEN DINER
19'3" x 10'3" (5.88m x 3.14m)
Fitted with a modern range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with curved glass extractor hood above, integrated full size dishwasher, integrated wine cooler and integrated 50/50 fridge freezer. LED plinth lighting, inset spotlights to the ceiling, fully tiled floor and central heating radiator. UPVC double glazed windows overlooking the rear and side elevations provide a dual aspect. UPVC double glazed French doors open directly onto the garden. Feature archway leading through into the utility room.

UTILITY ROOM
5'4" x 4'0" (1.65m x 1.22m)
Composite rear entrance door. Laminate work surface with tiled splashback and matching upstand. Space and plumbing for a washing machine beneath the work surface. Fully tiled floor. Timber door providing access into the downstairs W.C.

DOWNSTAIRS W.C.
4'6" x 3'10" (1.39m x 1.18m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap. Half tiled walls, fully tiled floor and central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.

FIRST FLOOR LANDING
Central heating radiator and loft access. Six doors provide access to four bedrooms, the house bathroom and airing cupboard.

BEDROOM ONE
11'6" x 9'1" (3.52m x 2.79m)
UPVC double glazed window overlooking the side elevation. Central heating radiator and ceiling fan. Feature archway leading through into the dressing room. Door providing access into the en suite shower room.



DRESSING ROOM
4'4" x 4'2" (1.33m x 1.29m)
Two double fitted wardrobes with mirrored sliding doors positioned to either side of the room. UPVC double glazed window overlooking the front elevation. Inset spotlights to the ceiling.



EN SUITE SHOWER ROOM
9'0" x 6'7" (2.76m x 2.02m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and enclosed shower cubicle with bi-folding glazed doors, mixer shower and rainfall shower head. Half tiled walls, fully tiled floor and central heating radiator. Inset spotlights, wall mounted extractor fan and shaver socket. Frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
10'5" x 10'5" (3.20m x 3.18m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Fitted double wardrobe with mirrored sliding doors providing excellent storage.



BEDROOM THREE
11'10" x 9'6" (3.61m x 2.91m)
UPVC double glazed window overlooking the side elevation. Central heating radiator.



BEDROOM FOUR
10'10" x 7'10" (3.31m x 2.41m)
UPVC double glazed window overlooking the side elevation. Central heating radiator.

HOUSE BATHROOM
7'2" x 5'7" (2.19m x 1.72m)
Fitted with a three piece suite comprising panelled bath with glazed shower screen, mixer tap and separate mixer shower over, pedestal wash basin with mixer tap and low flush W.C. Half tiled walls, fully tiled floor and central heating radiator. Inset spotlights and wall mounted extractor fan. Frosted UPVC double glazed window overlooking the side elevation.

INTEGRAL GARAGE
17'2" x 9'7" (5.24m x 2.93m)
Integral single garage with electric up and over door, power and lighting. Condensing regular boiler and hot water cylinder housed towards the rear.

OUTSIDE
Paved steps lead through an attractive lawned garden towards the front entrance. A covered porch with tiled roof sits over the entrance door. The lawn continues around the side of the property. A double block paved driveway provides ample off road parking and leads to the integral garage. Two dark grey up and down lights are positioned either side of the garage door. A paved pathway runs down the side of the garage and through a timber gate into the enclosed side garden. The garden incorporates two paved patio areas, ideal for outdoor dining and entertaining, together with an attractive lawn and low maintenance pebbled areas. Timber panel fencing and solid boundary walls provide an enclosed setting. There is also an outside sensor light above the French doors, a double external power socket and an outside water point.



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

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

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.