

...Your proactive estate agent



**Kendal Drive, Castleford, WF10 3NJ**  
**Offers Over £180,000**

**Park Row**





## Lead In

This spacious three-bedroom home is presented in modern condition throughout and is offered to the market with no onward chain, making it an ideal purchase for a wide range of buyers. Due to the size, standard, and location on offer, we anticipate strong interest.

The ground floor features a well-proportioned lounge and a generous kitchen diner, perfect for modern family living and entertaining. To the first floor are three good-sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from both front and rear gardens, along with a driveway providing off-street parking.

Situated in a popular residential area, the property is conveniently located close to local schools, shops, and amenities. Castleford town centre is easily accessible, and excellent motorway links are nearby, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the space, style, and overall quality this home has to offer.

## Hallway

**1.77 x 3.85 (5'10" x 12'8")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the side and front elevation. Access to the living room, kitchen diner and the stairs leading to the first floor.

## Living Room

**3.87 x 3.87 (12'8" x 12'8")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. Access to the kitchen and hallway.



## Kitchen Diner

**5.76 x 2.85 (18'11" x 9'4")**

Modern range of high and low level kitchen units. One and half bowl sink with drainer and chrome mixer tap. Option to reconnect plumbing for washing machine. Space for American style fridge/freezer. Integrated extractor hood. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear. UPVC door giving access to the side porch. UPVC double glazed French door to the rear.



## Side Porch

**1.22 x 5.33 (4' x 17'6")**

UPVC double glazed door giving access to the front and rear of the property.

## Landing

**1.92 x 2.52 (6'4" x 8'3")**

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

## Bedroom One

**2.99 x 4.03 (9'10" x 13'3")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**3.34 x 2.76 (10'11" x 9'1")**

Storage cupboards built in. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.





### Bedroom Three

**2.62 x 2.40 (8'7" x 7'10")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



### Bathroom

**2.34 x 1.69 (7'8" x 5'7")**

White suite comprising of panel bath with chrome taps,

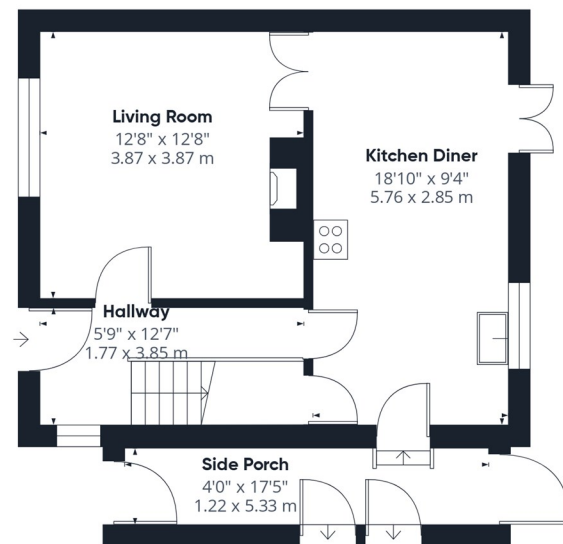
shower screen and mains feed shower. Hand wash basin with chrome mixer tap. WC with low level flush. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear and side aspects.



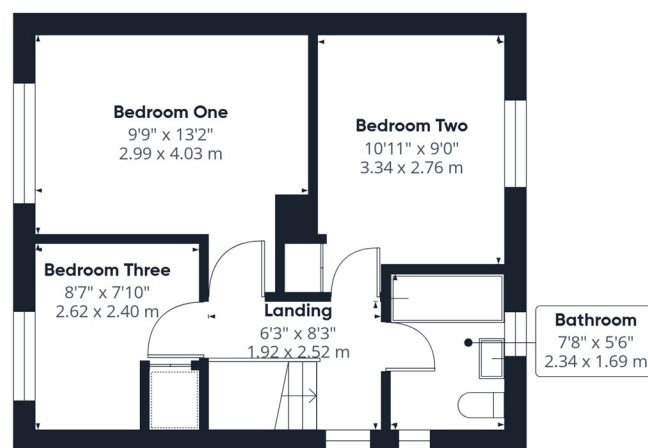
### External

The front of the property is block paved providing off street parking. To the rear of the property is an enclosed private garden with a paved patio and lawn bordered by a timber fence.





Floor 0



Floor 1

Approximate total area<sup>m</sup>

860 ft<sup>2</sup>  
79.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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