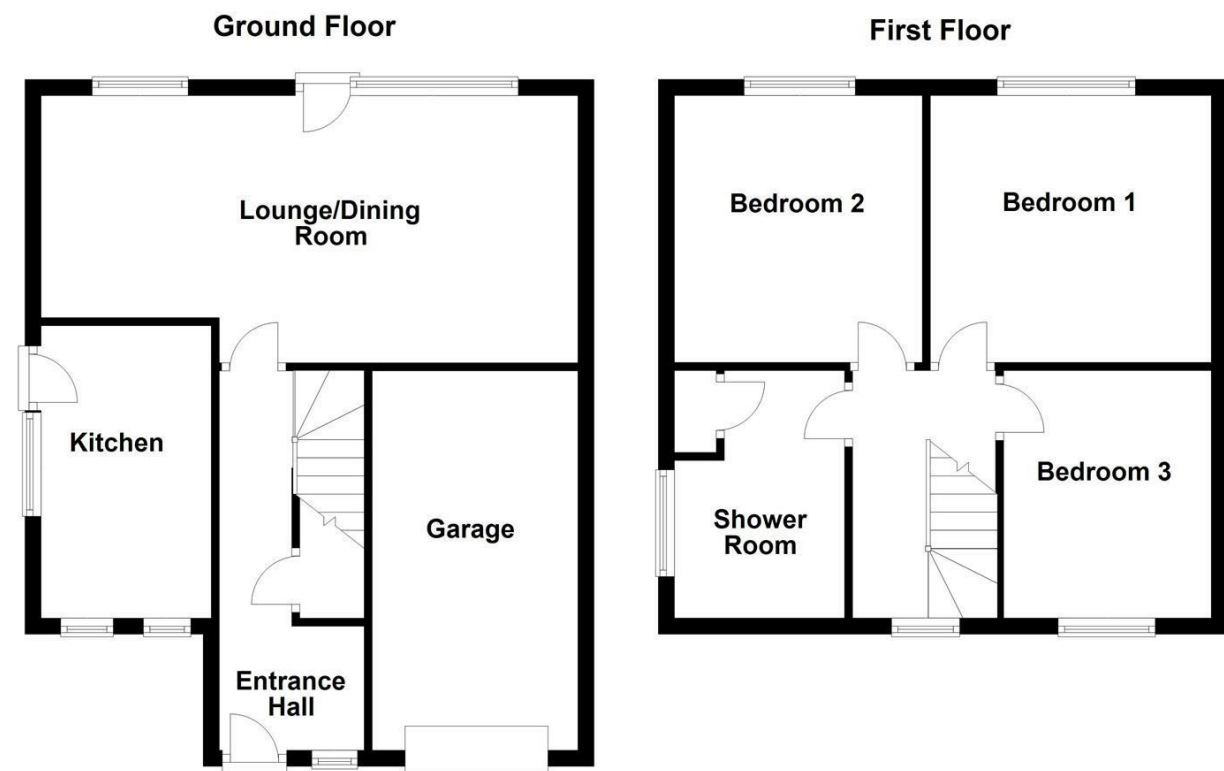


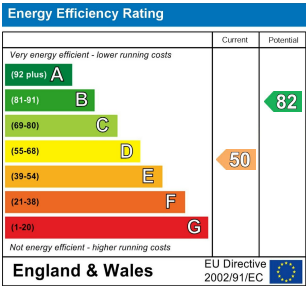


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



10 Castle Syke View, Pontefract, WF8 4NB

For Sale Freehold £190,000

Sat on a fantastic corner plot is this three bedroom semi detached property benefitting from spacious lounge/dining room, off road parking and gardens to three sides.

The property briefly comprises of entrance hall, kitchen and lounge/dining room. The first floor landing leads to three bedrooms and the house shower room/w.c. The property sits on a good sized corner plot with lawned garden and driveway to the front leading to the single garage. The lawned garden continues round the side and to the rear is a lawned garden with paved patio area, perfect for al fresco dining.

Pontefract makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. For those looking to commute further afield, the M62 motorway is only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, UPVC double glazed window to the front, central heating radiator, coving to the ceiling, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the kitchen and lounge/dining room.

KITCHEN

6'10" x 11'11" [2.1m x 3.64m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood and glass splash back, integrated oven, space and plumbing for a washing machine and space for an under counter fridge/freezer. UPVC double glazed frosted door and window to the side with further frosted windows to the front. Coving to the ceiling.

LOUNGE/DINING ROOM

21'9" x 10'10" (max) x 9'0" (min) [6.64m x 3.32m (max) x 2.76m (min)]
Two central heating radiators, two UPVC double glazed windows and frosted door to the rear, coving to the ceiling and electric fireplace with marble hearth, surround and wooden mantle.



FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, coving to the ceiling and doors to three bedrooms and the house shower room.

BEDROOM ONE

11'2" x 10'11" [3.42m x 3.33m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'1" x 14'5" [3.09m x 4.41m]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

10'0" x 8'1" [3.07m x 2.47m]
UPVC double glazed window to the front and central heating radiator.



SHOWER ROOM/W.C.

9'11" x 6'9" [3.04m x 2.07m]
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with overhead shower and glass shower screen. UPVC double glazed frosted window to the side, central heating radiator and access to a storage cupboard housing the boiler.



OUTSIDE

To the front of the property the garden is laid to lawn with planted features and a concrete driveway providing off road parking for one vehicle leading to the single integral garage with manual up and over door, power and light. The garden wraps around to the side with a lawned garden with planted bed border incorporating mature trees, shrubs and flowers, surrounded by walls and timber fencing. There is a further lawned garden to the rear with paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.