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17 Grove Street, Castleford, WF10 1AR

For Sale Freehold £200,000

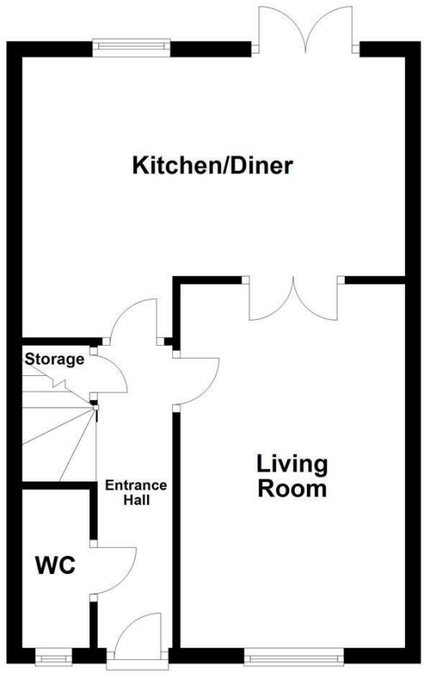
Situated on the sought after Navigation Point development in Castleford is this well presented three bedroom semi detached property benefitting from well proportioned accommodation, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall with understairs storage, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three bedrooms with bedroom one boasting en suite shower room and the main house bathroom/w.c. Outside to the front, the garden is block paved providing off road parking for two vehicles and paved pathway to the front door. The rear garden is lawned incorporating a raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

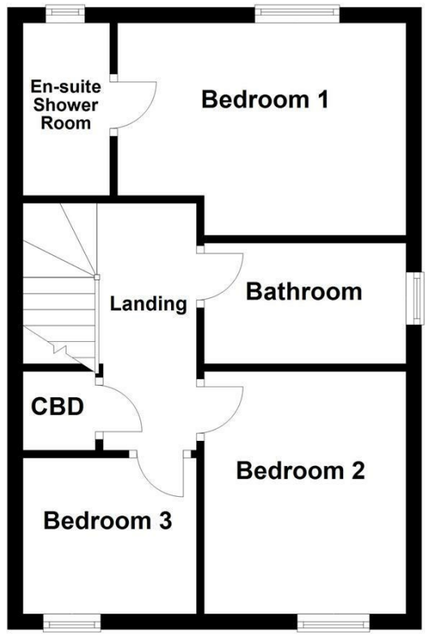
Castleford makes an ideal place to settle for a range of buyers as it is aptly placed for all local amenities including shops and local schools with Castleford town centre being only a short distance away. For those looking to commute further afield, the M62 motorway is nearby and Castleford train station is only a short walk away.

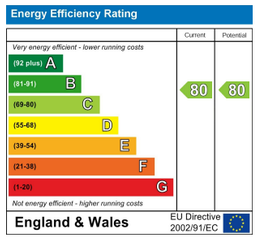
Only a full internal inspection will reveal all that's on offer at this property and an early viewing is highly recommended.

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
Composite front entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing with understairs storage and doors to the downstairs w.c., kitchen/diner and living room.

W.C.
2'7" x 6'8" (0.81m x 2.05m)
UPVC double glazed frosted window to the front, low flush w.c. and pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM
9'3" x 15'4" (2.82m x 4.69m)
UPVC double glazed window to the front, central heating radiator and a set of double doors through to the kitchen/diner.

KITCHEN/DINER
16'1" x 11'10" (max) x 9'3" (min) (4.91m x 3.62m (max) x 2.84m (min))
UPVC double glazed window to the rear, set of UPVC double glazed French doors leading out to the rear garden, LED ceiling spotlights, central heating radiators and a set of double doors through to the living room. Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. four ring gas hob with stainless steel Zanussi extractor hood above, integrated Zanussi oven, integrated fridge/freezer and integrated dishwasher.

FIRST FLOOR LANDING
Loft access, doors to three bedrooms, the house bathroom and overstairs storage cupboard.

BEDROOM ONE
12'1" x 8'11" (max) x 7'8" (min) (3.69m x 2.74m (max) x 2.36m (min))
UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'8" x 7'8" (max) x 4'11" (min) (1.14m x 2.36m (max) x 1.5m (min))
UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with shower attachment and glass shower screen.

BEDROOM TWO
8'6" x 10'4" (2.6m x 3.16m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
6'9" x 7'4" (2.07m x 2.24m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'1" x 8'6" (1.55m x 2.59m)
UPVC double glazed window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and tiled surround, spotlights to the ceiling and extractor fan.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking for two vehicles and pathway leading to the front door. To the rear, the garden is laid to lawn with planted border incorporating raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.