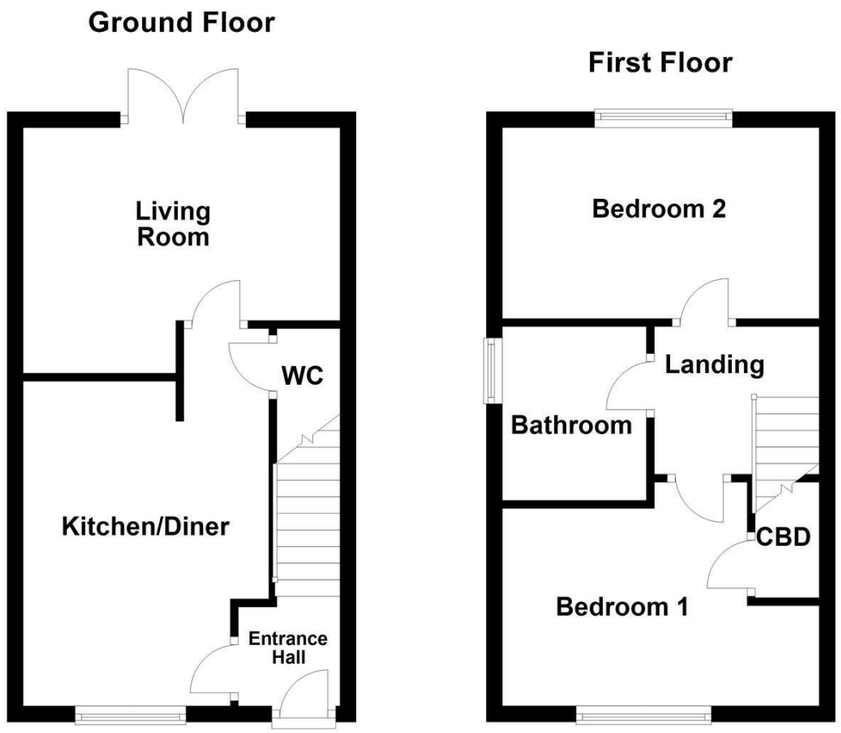
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 12 Epsom Close, Castleford, WF10 5XS

## For Sale Freehold £190,000

Situated on the sought after Micklefields development is this two bedroom semi detached property benefitting from spacious reception space, off road parking and an attractive rear garden.

The property briefly comprises of the entrance hall, kitchen/diner, downstairs w.c. and living room. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front, a lawned garden and paved pathway to the front door. To the rear is an attractive garden incorporating lawned garden and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Beyond the garden is a tarmcadam driveway providing off road parking for two vehicles with an electric car charging port.

Castleford is ideally located for all local amenities including shops and good schools, as well as transport links with the M62 motorway only a short drive away and main bus routes running to and from Wakefield and Pontefract. Xscape is only a short distance away, perfect for family entertainment and Glasshoughton train station for those looking to travel further afield.

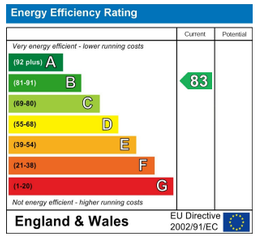
This superbly presented home deserves an early viewing to avoid any disappointment.

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.

SCAN ME

## ACCOMMODATION

### ENTRANCE HALL
Composite front door, stairs to the first floor landing, central heating radiator and door to the kitchen/diner.

### KITCHEN/DINER
9'10" x 14'5" (max) x 9'8" (min) (3.02m x 4.41m (max) x 2.95m (min))
Range of modern 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, integrated oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Access to the living room and downstairs w.c., central heating radiator and UPVC double glazed window to the front.

### W.C.
5'2" x 2'9" (1.59m x 0.84m)
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### LIVING ROOM
13'0" x 12'1" (max) x 9'6" (min) (3.98m x 3.7m (max) x 2.9m (min))
Set of UPVC double glazed French doors to the rear garden and central heating radiator.

### FIRST FLOOR LANDING
Loft access, central heating radiator and doors to two bedrooms and the house bathroom.

### BEDROOM ONE
13'1" x 9'9" (max) x 3'5" (min) (3.99m x 2.99m (max) x 1.05m (min))
UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard.

### BEDROOM TWO
8'8" x 13'0" (2.66m x 3.97m)
UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.
6'4" x 6'6" (1.94m x 2.0m)
UPVC double glazed window to the side, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with shower head attachment and glass shower screen.

### OUTSIDE
To the front of the garden is a lawned garden and paved pathway to the front door. To the rear is an attractive garden incorporating lawned garden and stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Beyond the garden is a tarmcadam driveway providing off road parking for two vehicles with an electric car charging port.

### PLEASE NOTE
There is an annual service charge of £130.00 (pa).

### 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.