



WAKEFIELD
01924 291 294

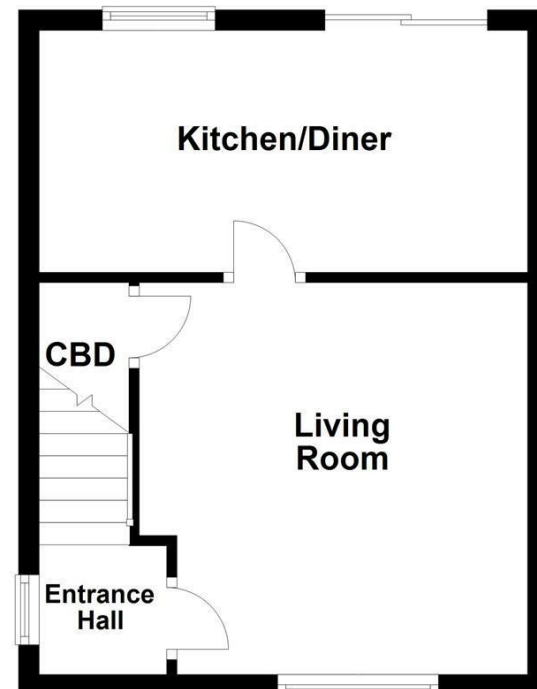
OSSETT
01924 266 555

HORBURY
01924 260 022

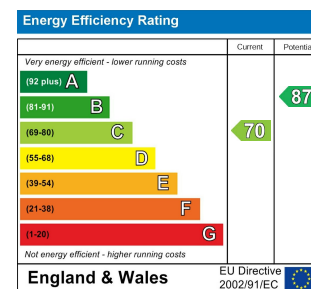
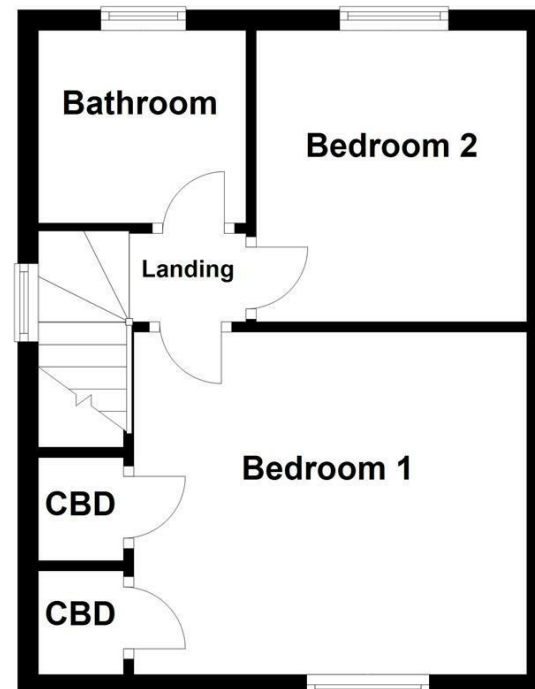
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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.



6 Twain Crescent, Castleford, WF10 3TP

For Sale Freehold £170,000

Nestled in a cul-de-sac location is this well presented two bedroom semi detached property on the outskirts of Castleford benefitting from ample off road parking and tiered rear garden.

The property briefly comprises of entrance hall, living room, understairs storage and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front the garden is paved and pebbled with walls surrounding. A tarmac driveway runs down the side of the property providing ample off road parking leading to the single detached garage. The rear garden is tiered with a stone paved patio area, perfect for al fresco dining, with the second and third tier are lawned, enclosed by stone fencing.

Castleford 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 who commute further afield for work, main bus routes run to Pontefract and Knottingley, as well as being close to transport links such as the M62 motorway.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted front door leading into the entrance hall. Central heating radiator, UPVC double glazed window to the side, stairs to the first floor landing and door through to the living room.

LIVING ROOM

12'5" x 12'4" [max] x 11'2" [min] [3.81m x 3.78m [max] x 3.41m [min]]

Doors through to the kitchen/diner and understairs storage. UPVC double glazed window to the front, central heating radiator, coving to the ceiling and decorative panelling to one wall.

KITCHEN/DINER

7'8" x 15'5" [2.35m x 4.72m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob, space and plumbing for a fridge/freezer and integrated washing machine.

Coving to the ceiling, spotlights, central heating radiator, UPVC double glazed window to the rear and a set of UPVC double glazed sliding doors to the rear patio.

FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom. UPVC double glazed window to the side.

BEDROOM ONE

10'11" x 12'5" [3.35m x 3.81m]

Access to two storage cupboards, currently used as wardrobes, central heating radiator, coving to the ceiling, decorative panelling to one wall and UPVC double glazed window to the front.

BEDROOM TWO

9'3" x 8'7" [2.83m x 2.63m]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

6'1" x 6'8" [1.87m x 2.04m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c. and

ceramic wash basin built into storage unit and mixer tap. Bath with shower head attachment and glass shower screen. Extractor fan and coving to the ceiling.

OUTSIDE

To the front of the property is a pebbled garden with paved features and walls surrounding. A tarmac driveway runs down the side of the property providing off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear the garden is tiered with a stone paved patio area, perfect for outdoor dining and entertaining, with the second and third tier laid to lawn. The rear garden is enclosed by stone 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.