



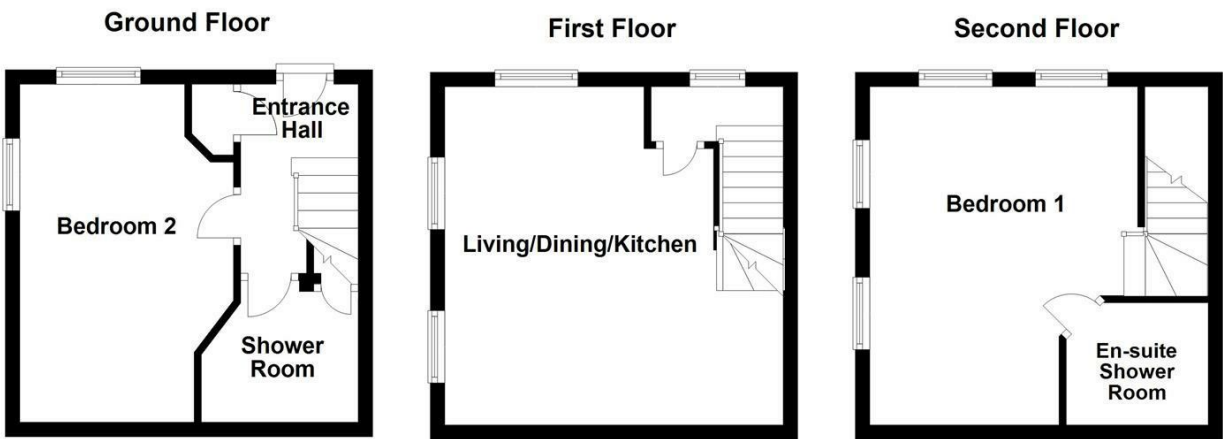
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



IMPORTANT NOTE TO PURCHASERS

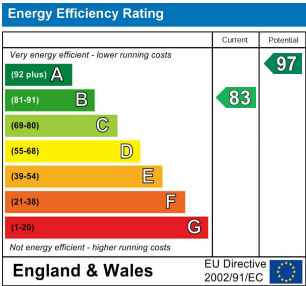
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



## 57 Fallbrook Road, Castleford, WF10 5FB

### For Sale Freehold Asking Price £150,000

Enjoying a tucked away position originally built by Strata Homes is this well appointed and deceptively spacious two bedroom quarter house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs shower room/w.c., bedroom two, first floor, open plan living/kitchen/dining room, second floor, double bedroom one with en suite shower room/w.c. Outside there is off road parking for two vehicles.

The property is well placed for local amenities including shops, schools, Xscape, Asda superstore and there is good access to the motorway network. Local bus routes are nearby.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and a viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entrance door, staircase to the living/dining/kitchen, radiator, storage cupboard housing the boiler cupboard, doors to bedroom two and shower room/w.c.

SHOWER ROOM/W.C.

5'10" x 7'4" [1.78m x 2.26m]

Low flush w.c., pedestal wash basin, corner shower cubicle with electric shower, radiator, tiled effect floor, built in understairs storage with plumbing for washing machine.

BEDROOM TWO

15'3" x 8'11" x 7'0" min [4.65m x 2.74m x 2.14m min]

UPVC double glazed window to the front, UPVC double glazed window to the side, radiator.

FIRST FLOOR LANDING

Staircase leading to second floor landing, radiator, UPVC double glazed window to the front.

LIVING/DINING/KITCHEN

15'3" x 15'1" max x 8'7" min [4.65m x 4.60m max x 2.63m min]

Open plan kitchen, living and dining room. UPVC double glazed window to the front, two UPVC double glazed windows to the side, radiator, modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, integrated Neff oven and grill, four ring touchscreen electric hob with stainless steel back and filter hood above, integrated fridge and freezer, drawers, tiled splashback.

SECOND FLOOR LANDING

BEDROOM ONE

4.68m x 4.03m to wardrobes

Two UPVC double glazed windows to the front and two UPVC double glazed windows to the side. Central heating radiator and door to the en suite/w.c.

EN SUITE/W.C.

Shower cubicle, low flush w.c., wash basin, central heating radiator, tiled floor.

OUTSIDE

Off street parking for two vehicles, adjacent to the property there is a small area with space for bin stores.

COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Castleford office and they will be pleased to arrange a suitable appointment.