



WAKEFIELD  
01924 291 294

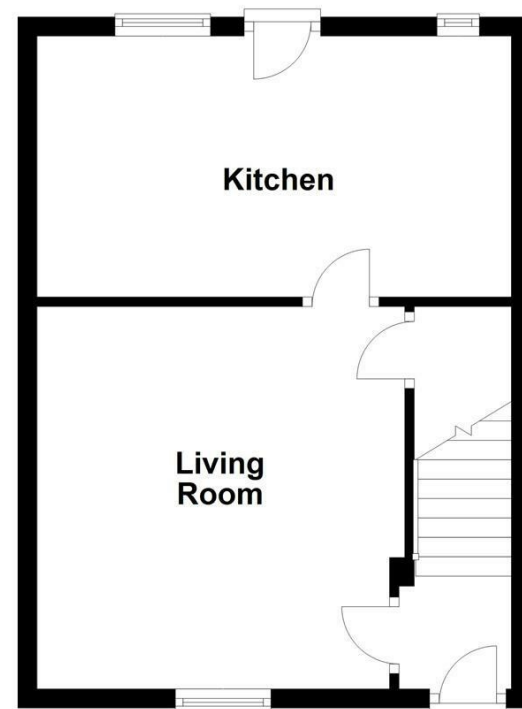
OSSETT  
01924 266 555

HORBURY  
01924 260 022

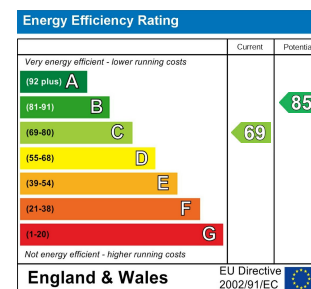
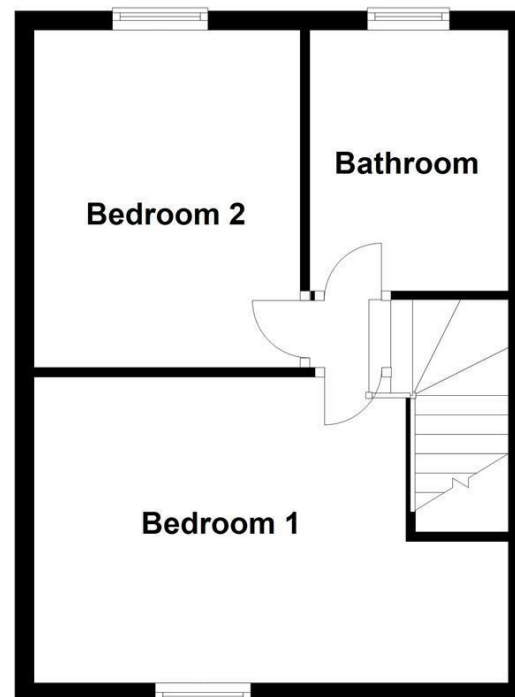
NORMANTON  
01924 899 870

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.



**8 Pauline Terrace, Castleford, WF10 5LA**

**For Sale Freehold Asking Price £80,000**

\*\*\*BEST & FINAL OFFERS BY FRIDAY 21st JULY at 12 NOON\*\*\* A two bedroomed traditional terrace house situated in this highly accessible location within easy reach of the town centre and offering scope for a programme of updating works.

With a gas fired central heating system and sealed unit double glazed windows, this traditional terraced house is approached via a modest entrance hall that opens into a well proportioned living room. Spanning the rear of the ground floor is a dining kitchen overlooking the back garden. To the first floor there are two bedrooms served by the bathroom. Outside, the property is street lined to the front with permit parking. Whilst to the rear there is an enclosed garden with gates leading out to the back lane.

The property is situated in this popular residential area within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Castleford which also has its own railway station. The national motorway network is also readily accessible.



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appointment.

#### EPC RATING

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

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance door and stairs to the first floor.

##### LIVING ROOM

13'1" x 12'9" [4.0m x 3.9m]

Window to the front, central heating radiator and fitted gas fire. Useful understairs cupboard.

##### DINING KITCHEN

14'9" x 8'10" [4.5m x 2.7m]

Two windows and external door to the rear, range of fitted cupboards, stainless steel sink unit and wall mounted gas fired central heating boiler.

#### FIRST FLOOR

##### BEDROOM ONE

12'9" x 10'5" [3.9m x 3.2m]

Window to the front and a central heating radiator. Double fronted overstairs wardrobe.

##### BEDROOM TWO

11'5" x 9'2" [3.5m x 2.8m]

Window to the rear and a range of fitted wardrobes. Central heating radiator.

##### BATHROOM/W.C.

7'10" x 6'10" [2.4m x 2.1m]

Fitted with a three piece suite comprising corner bath, pedestal wash basin and low suite w.c. Frosted window to the rear and central heating radiator.

##### OUTSIDE

To the front the property is street lined with permit parking. Whilst round to the rear there is a surfaced yard garden with gates leading out to the back lane.

##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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