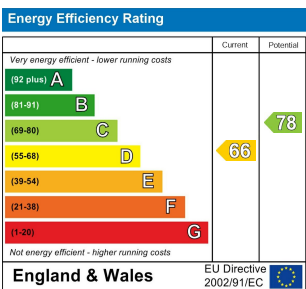


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

NORMANTON  
01924 899 870

OSSETT  
01924 266 555

PONTEFRACT & CASTLEFORD  
01977 798 844

HORBURY  
01924 260 022



## 23 Castleford Road, Normanton, WF6 2DP

### For Sale Freehold £220,000

A deceptively well proportioned four bedroomed semi detached house with off street parking and a garage, situated within very easy reach of the town centre.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable home is approached via a welcoming reception hall that has a downstairs W.C. off to the side. The main living room is of good proportions and has a bay window to the front and leads through into a separate dining room that also has a bay window to the side. To the rear of the house there is a good sized kitchen fitted with a generous range of units with integrated cooking facilities. To the first floor there are four good sized bedrooms, all served by a bathroom fitted with a four piece suite. Outside, the property has modest gardens to the front and side with a larger garden to the rear as well as a driveway that provides off street parking and leads up to a single integral garage.

The property is situated in a fantastic location within very easy reach of shops, schools and recreational facilities offered by Normanton town centre. Normanton has its own railway station and ready access to the national motorway network.





ACCOMMODATION

RECEPTION HALL

Wooden front entrance door with side screen, stairs to the first floor landing, understairs storage cupboard, door to downstairs W.C., central heating radiator.

DOWNSTAIRS W.C.

6'6" x 2'11" [2.0m x 0.9m]

Frosted window to the front, central heating radiator. Fitted with a two piece cloakroom suite comprising of a low suite W.C. and a vanity wash basin with cupboards under.

LIVING ROOM

15'8" x 11'9" [4.8m x 3.6m]

UPVC double glazed bay window to the front, double central heating radiator, feature fire place with a marble inserted hearth housing an electric fire.



DINING ROOM

15'8" x 9'2" [4.8m x 2.8m]

UPVC double glazed bay window to the side, double central heating radiator, delft rack.

KITCHEN

15'8" x 7'6" [4.8m x 2.3m]

Two UPVC double glazed windows to the rear, external stable style door to the rear. Fitted with a good range of light wooden wall and base units with contrasting dark laminate worktops and upstands and tiled walls. Inset stainless steel sink unit and a four ring gas hob with filter hood over, built in oven and integrated microwave, integrated fridge/freezer, space and plumbing for a washing machine. Double central heating radiator.

FIRST FLOOR LANDING

Loft access point, built in linen cupboard. Doors to storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE

13'5" x 12'1" [4.1m x 3.7m]

UPVC double glazed window to the front, central heating radiator. Fitted wardrobes, drawers and bed side tables.



BEDROOM TWO

17'0" x 8'10" [5.2m x 2.7m]

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



BEDROOM THREE

12'9" x 7'10" plus recess [3.9m x 2.4m plus recess]

UPVC double glazed window to the front, central heating radiator, double fronted fitted wardrobe.

BEDROOM FOUR

13'5" x 8'10" [4.1m x 2.7m]

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



HOUSE BATHROOM

10'5" x 6'6" [3.2m x 2.0m]

Frosted UPVC double glazed window to the rear, fully tiled walls, central heating radiator, extractor fan. Fitted with a four piece suite comprising of a panelled bath, separate corner shower cubicle with a glazed screen, pedestal wash basin and a low suite W.C..



OUTSIDE

To the front, the property has a neat lawned garden with feature shrubs that extends round the side of the house to the rear where there is a larger enclosed lawned garden with a small paved patio area as well as a driveway that leads up to the integral single garage [5.1m x 2.7m].



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.