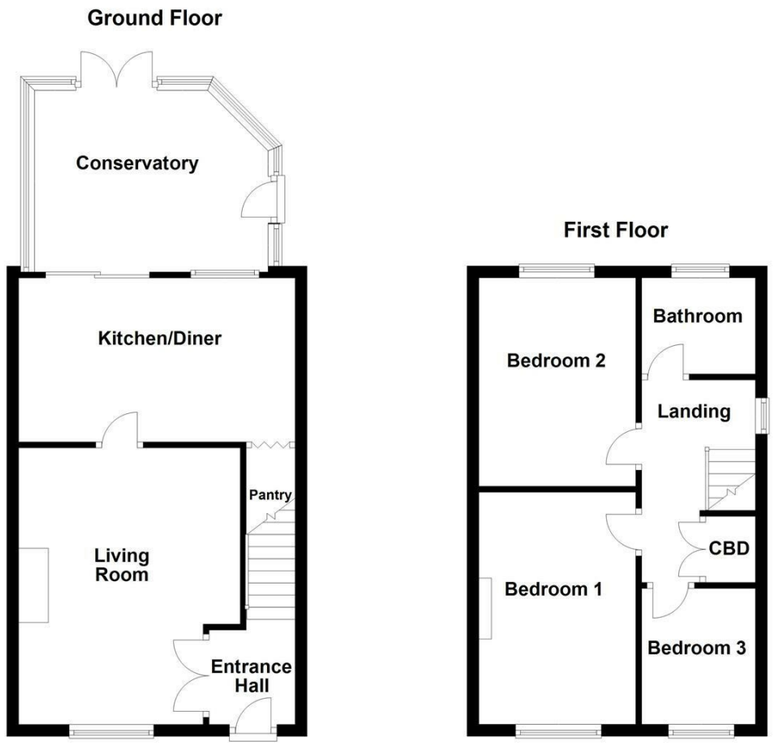
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



10 Kendal Close, Castleford, WF10 3NZ

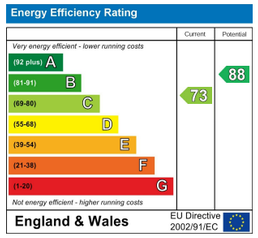
For Sale Freehold £205,000

Nestled in a cul-de-sac location in Townville is this well presented three bedroom semi detached property benefitting from ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with pantry and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for several vehicles with an iron gate to the side leading to a further driveway leading to the single detached garage. To the rear is a low maintenance block paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

Townville in Castleford makes an ideal location to settle for a range of buyers as it is aptly placed for local amenities such as shops and schools. For those who wish to travel further afield, the M62 motorway is only a short drive away.

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



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.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, LED ceiling spotlights, stairs to the first floor landing and set of timber double doors leading into the living room.

LIVING ROOM
15'3" x 12'0" (max) x 9'4" (4.67m x 3.67m (max) x 2.87m)
LED ceiling spotlights, coving to the ceiling, UPVC double glazed window to the front, central heating radiator and door leading through into the kitchen/diner.

KITCHEN/DINER
9'1" x 15'5" (2.78m x 4.71m)
Range of 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 induction hob with extractor hood above, space and plumbing for a washing machine and breakfast bar with laminate work surface over. LED ceiling spotlights, UPVC double glazed window and UPVC double glazed sliding doors leading into the conservatory. Central heating radiator and folding door to the pantry (0.9m x 2.03m).

CONSERVATORY
9'9" x 12'10" (max) x 10'4" (min) (2.99m x 3.93m (max) x 3.15m (min))
Surrounded by UPVC double glazed windows, central heating radaitor, UPVC double glazed door to the side and a set of UPVC double glazed French doors to the rear.

FIRST FLOOR LANDING
Loft access, LED ceiling spotlights, UPVC double glazed window to the side, overstairs storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE
9'0" x 12'9" (2.75m x 3.91m)
UPVC double glazed window to the front, central heating radiator and LED ceiling spotlights.

BEDROOM TWO
8'11" x 11'10" (2.73m x 3.62m)
LED ceiling spotlights, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE
7'6" x 6'3" (2.29m x 1.92m)
UPVC double glazed window to the front, central heating radiator and LED ceiling spotlights.

BATHROOM/W.C.
5'5" x 6'2" (1.66m x 1.89m)
LED ceiling spotlights, ladder style radiator, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking for several vehicles. An iron gate to the side of the property provides access to a further driveway leading to the single detached garage with manual up and over door. To the rear, there is a low maintenance block paved patio area, perfect for outdoor dining and entertaining, enclosed by timber 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.