

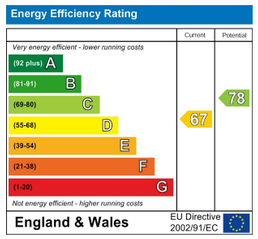
Total area: approx. 104.1 sq. metres (1121.0 sq. feet)

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.

Richard Kendall Estate Agent

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78 Castleford Road, Normanton, WF6 2EE

For Sale Freehold £160,000

A superb opportunity to acquire this well presented two bedroom mid-terrace home, offering spacious and versatile accommodation throughout. Benefiting from two generous reception rooms, a modern fitted kitchen, a useful cellar, and low maintenance gardens to both the front and rear, the property is sure to appeal to a wide range of purchasers, including first time buyers, investors, and those looking to downsize.

The accommodation briefly comprises an entrance vestibule leading into a welcoming living room featuring a bay window and attractive feature fireplace. To the rear is a spacious sitting/dining room, which provides access to the modern fitted kitchen and a staircase leading down to the cellar. The cellar offers excellent additional storage space and benefits from both power and lighting. To the first floor, the landing provides access to two generously proportioned double bedrooms and a contemporary three piece shower room. Bedroom one further benefits from a built in storage cupboard fitted with shelving, together with loft access. Externally, to the front of the property, a timber gate opens onto a concrete pathway leading to the entrance, with a low maintenance front garden enclosed by solid brick built boundary walls. To the rear is an enclosed and low maintenance courtyard garden arranged over two levels, providing an ideal space for outdoor seating and entertaining. The property also benefits from a detached single garage, fitted with an up-and-over door and side window, together with off road parking accessed via timber bi-fold gates from the rear service lane. The rear garden is further enhanced by an external water supply and lighting.

The property enjoys a convenient position close to the centre of Wombwell, where a wide range of local amenities, shops, and supermarkets can be found. Wombwell railway station is within easy reach, providing excellent transport links for those wishing to travel further afield, while the nearby motorway network offers straightforward access for commuters.

Only a full internal inspection will reveal the size, quality, and versatility of accommodation on offer. Early viewing is therefore highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE VESTIBULE
A composite front entrance door with decorative glazed insert and matching frosted glazed panel above leads into the entrance vestibule. Having ornate coving to the ceiling, dado rail, half timber panelled walls, and a solid timber door with glazed inserts providing access into the entrance hall.

ENTRANCE HALL
Featuring half timber panelled walls with dado rail, central heating radiator, ornate coving to the ceiling, and a staircase with handrail rising to the first floor landing. Doors provide access to both the living room and sitting/dining room.

LIVING ROOM
16'0" (max) x 13'1" (min) x 10'9" (4.89m (max) x 4.01m (min) x 3.29m)
A well proportioned reception room featuring a gas fire set upon a tiled hearth with decorative tiled interior and attractive surround. Further benefits include ornate coving to the ceiling, ceiling rose, central heating radiator, and a rectangular bay window incorporating UPVC double glazed windows overlooking the front elevation. There is also fitted shelving to the side of the chimney breast.



SITTING/DINING ROOM
13'10" x 14'2" (4.24m x 4.34m)
A spacious second reception room with coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator, and a gas fire set upon a brick hearth with decorative brick interior and solid timber surround. Fitted shelving is positioned to the side of the chimney breast. A door provides access to the kitchen, while a further door conceals the staircase leading down to the cellar.



KITCHEN
12'5" x 6'5" (3.79m x 1.97m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer with swan neck mixer tap, plumbing and space for a washing machine, space for a freestanding cooker with oven and grill, and space for a freestanding fridge freezer. The kitchen further benefits from coving to the ceiling with inset spotlights, a UPVC double glazed window overlooking the side elevation, and a UPVC double glazed door leading out to the rear yard with matching frosted glazed panel above.

CELLAR
16'6" x 3'0" (5.05m x 0.92m)
Accessed via a staircase from the sitting/dining room. The cellar benefits from power and lighting and retains the original stone table to the rear, providing useful storage space.

FIRST FLOOR LANDING
Having a wall mounted light, coving to the ceiling with inset spotlights, and doors leading to two double bedrooms and the shower room.

BEDROOM ONE
13'1" x 14'3" (4.01m x 4.35m)
A generously sized double bedroom with coving to the ceiling, UPVC double glazed window overlooking the front elevation, and central heating radiator. A door provides access to a useful built in storage cupboard fitted with shelving and housing loft access.



BEDROOM TWO
11'2" x 13'11" (3.42m x 4.26m)
Featuring a UPVC double glazed window overlooking the rear elevation, central heating radiator, and a wall mounted combination boiler.



SHOWER ROOM
6'4" x 12'4" (1.95m x 3.77m)
Comprising a modern three piece suite including a larger-than-average shower cubicle with glazed sliding door, mixer shower, rainfall shower head, and additional handheld attachment. There is a low flush WC and pedestal wash hand basin with mixer tap. The room benefits from fully clad walls within the shower area, a frosted UPVC double glazed window to the side elevation, chrome heated towel rail, UPVC panelled ceiling with inset spotlights, and a useful storage cupboard with fitted shelving.



OUTSIDE
To the front of the property, on street parking is available on a first-come, first-served basis. A timber gate provides access to a concrete pathway leading to the entrance door, with a low maintenance artificial lawn garden enclosed by attractive brick built boundary walls. To the rear is a low maintenance enclosed yard featuring a concrete seating area immediately outside the kitchen door, steps descending to a further concrete section, and a paved area beyond the detached single garage. The garage benefits from power, a timber framed glazed side window, and a manual up-and-over door. Timber bi-fold gates provide vehicular access from the rear service lane. The garden is enclosed by brick-built walls and further benefits from an external light, security sensor, and outside water supply positioned beneath the kitchen window.



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.

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.