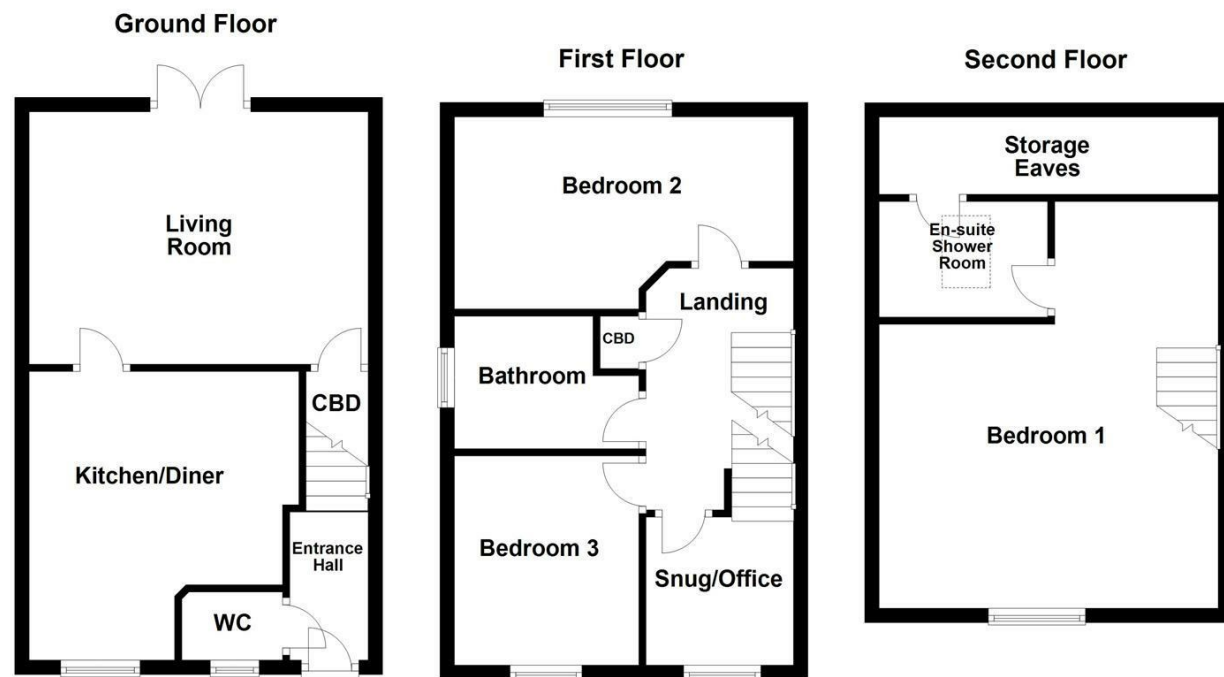


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



20 Epsom Close, Castleford, WF10 5XS

For Sale Freehold Guide Price £235,000

Situated on the sought after Micklefields development is this three bedroom semi detached property with accommodation spanning over three floors benefitting from ample reception rooms, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen/diner and living room. The first floor landing leads to two bedrooms, the house bathroom/w.c. and snug/office with a further set of stairs leading to the bedroom one located on the second floor boasting en suite shower room facilities. Outside to the front is a tarmacadam driveway providing off road parking for two vehicles. To the rear there is a low maintenance tiered garden incorporating railway borders and stone paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.

Castleford makes an ideal home for growing families and it is well placed for facilities such as good shops, pubs and schools. However, for professionals who look to commute further afield the M62 motorway is only a short drive from the property and the property is also close to bus routes to towns such as Pontefract and cities such as Wakefield. Only a short distance from this property is the Xscape entertainment centre and Junction 32 shopping outlet.

Well presented throughout this property deserves a full internal inspection to show what is truly has to offer. An early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, door to the downstairs w.c. and door to the kitchen/diner.

W.C.

3'3" x 4'8" [max] x 3'10" [min] [1.0m x 1.44m [max] x 1.17m [min]]

UPVC double glazed frosted window to the front, central heating radiator, pedestal wash basin with mixer tap and tiled splash back. Low flush w.c.

KITCHEN/DINER

13'3" x 11'7" [max] x 5'9" [min] [4.04m x 3.55m [max] x 1.77m [min]]

Central heating radiator, UPVC double glazed window to the front, door to the living room. Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated cooker with four ring gas hob, partial stainless steel splash back and extractor hood above.

LIVING ROOM

11'8" x 14'8" [3.56m x 4.49m]

Central heating radiator, access to an understairs storage cupboard, set of UPVC double glazed French doors to the rear garden and partial picture rail.



FIRST FLOOR LANDING

Central heating radiator, doors to two bedrooms, the house bathroom, storage cupboard and snug/office.

BEDROOM TWO

14'8" x 8'8" [max] x 6'5" [min] [4.49m x 2.66m [max] x 1.98m [min]]

Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

8'1" x 9'5" [2.47m x 2.88m]

Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

6'7" x 8'0" [max] x 6'4" [min] [2.01m x 2.46m [max] x 1.94m [min]]

UPVC double glazed frosted window to the side, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and shower head attachment.



SNUG/OFFICE

6'3" x 6'4" [1.91m x 1.94m]

Stairs providing access to bedroom one, central heating radiator and UPVC double glazed window to the front.



BEDROOM ONE

19'3" x 14'7" [max] x 4'3" [min] [5.89m x 4.47m [max] x 1.3m [min]]

UPVC double glazed window to the front, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'10" x 5'5" [max] x 2'7" [min] [2.39m x 1.66m [max] x 0.81m [min]]

Extractor fan, access to storage eaves, velux skylight, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property there is a tarmacadam driveway providing off road parking and fitted electric charging point for electric vehicles. To the rear there is a low maintenance rear garden incorporating tiered railway beds and stone paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.



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.

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.