Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

109 Ambler Street, Castleford, WF10 4ED

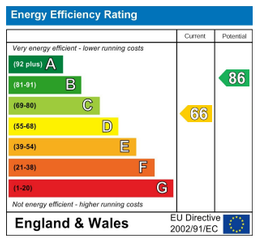
For Sale Freehold £120,000

Situated only a short distance from Castleford town centre is this two bedroom mid terrace home benefitting from well proportioned accommodation and low maintenance enclosed rear garden.

The property briefly comprises of living room with access to the kitchen/diner with understairs storage. Stairs to the first floor landing leading to two bedrooms and the house bathroom/w.c. with overstairs storage. Outside there is on street parking and to the rear is a low maintenance concrete courtyard, perfect for outdoor dining and entertaining, with pebbled areas and raised planted beds, enclosed by walls and timber fencing with a timber gate to the rear, with potential for off road parking.

Located close to local amenities and schools, within walking distance of Castleford town centre. Bus routes run to and from Wakefield and Pontefract. The M62 motorway is also easily accessible, ideal for the commuter wishing to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.



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.

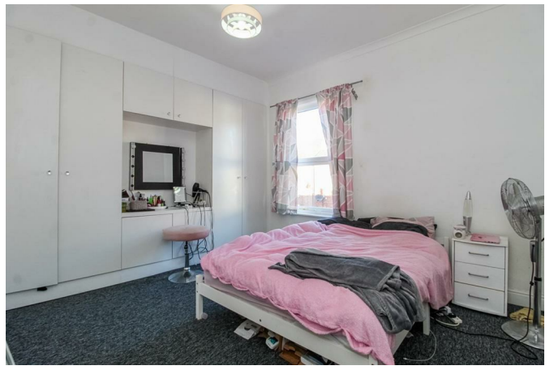
ACCOMMODATION

LIVING ROOM
14'0" x 11'2" (4.28m x 3.42m)
Timber framed frosted door leading into the living room. UPVC double glazed window to the front, dado rail, coving to the ceiling, ceiling rose, electric fireplace with marble hearth, surround and laminate mantle. Central heating radiator and door through to the kitchen/diner.

KITCHEN/DINER
10'9" x 13'3" (3.29m x 4.05m)
Timber framed frosted door to the rear, UPVC double glazed window to the rear, central heating radiator, stairs to the first floor landing and door to understairs storage. 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, four ring gas hob, breakfast bar with laminate work surface over, space and plumbing for a washing machine and space for a fridge/freezer.

FIRST FLOOR LANDING
Doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
13'11" x 11'3" (4.25m x 3.44m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator and fitted wardrobes.



BEDROOM TWO
13'3" x 7'4" (max) x 4'4" (min) (4.06m x 2.24m (max) x 1.34m (min))
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BATHROOM/W.C
8'11" x 4'10" (2.73m x 1.48m)
Access to overstairs storage cupboard, UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment.

OUTSIDE
To the rear there is a concrete courtyard with pebbled areas and raised planted beds, fully enclosed by walls and timber fencing with a timber gate to the rear.

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 appointment.

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