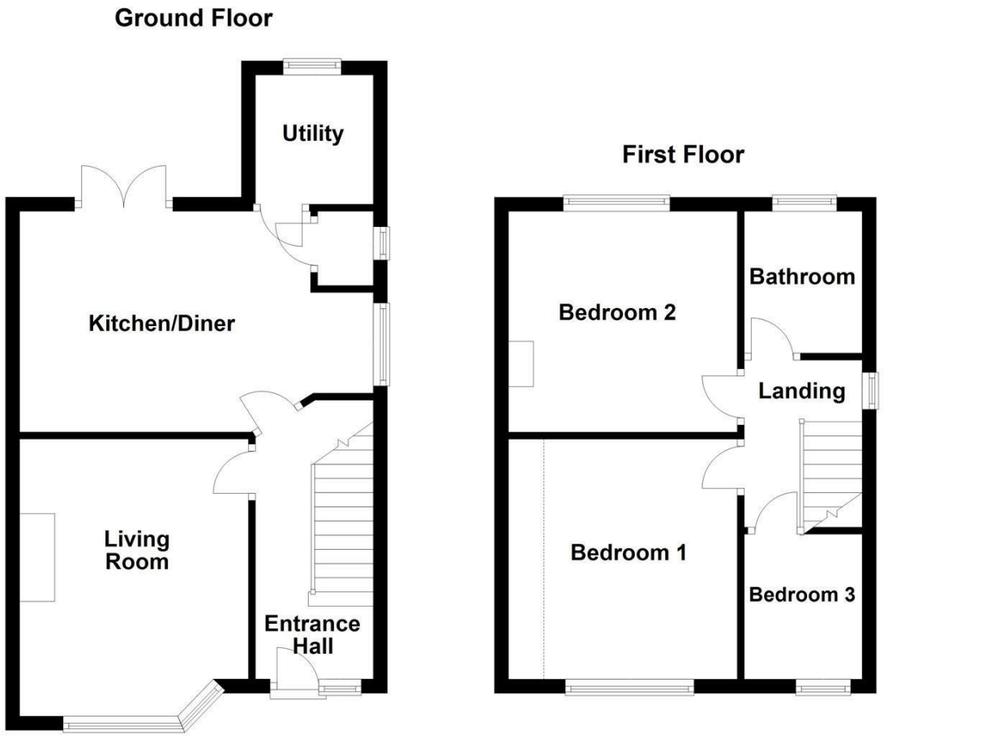
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



7 St. Martins Grove, Castleford, WF10 5HP

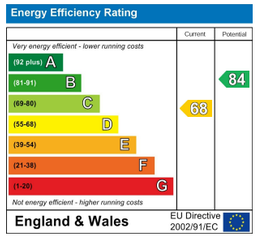
For Sale Freehold £220,000

Nestled in a cul-de-sac location is this three bedroom semi detached property benefitting from well proportioned accommodation, modern fitted kitchen and bathroom, ample off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and utility room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway which continues down the side leading to the single detached garage. To the rear is a lawned garden with paved patio areas, perfect for al fresco dining, enclosed by timber fencing.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. Castleford has its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

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



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.

SCAN ME

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted entrance door, coving to the ceiling, central heating radiator, doors to the living room and kitchen/diner.

LIVING ROOM
13'6" x 10'8" (max) x 9'6" (min) (4.12m x 3.27m (max) x 2.91m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and multi fuel burning stove with tiled hearth and tiled surround.

KITCHEN/DINER
16'5" x 10'4" (max) x 5'4" (min) (5.02m x 3.16m (max) x 1.63m (min))
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with stainless steel extractor hood above, space and plumbing for an American style fridge/freezer and integrated dishwasher. Set of UPVC double glazed French doors to the rear garden, UPVC double glazed window to the side, spotlights, coving to the ceiling and central heating radiator. Doors to the utility room and storage cupboard with side window.

UTILITY
6'0" x 5'10" (1.84m x 1.8m)
Range of modern wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer. Ideal combi boiler housed in here and UPVC double glazed window to the rear.

FIRST FLOOR LANDING
Coving to the ceiling, loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 10'4" (3.5m x 3.16m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and range of fitted wardrobes.

BEDROOM TWO
10'5" x 10'9" (max) x 9'7" (min) (3.19m x 3.3m (max) x 2.93m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
6'8" x 5'11" (2.04m x 1.82m)
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
6'7" x 5'2" (2.01m x 1.6m)
UPVC double glazed frosted window to the rear, spotlights, chrome ladder style radiator, extractor fan, concealed cistern low flush w.c., wash basin with mixer tap and P-shaped bath with mixer tap and overhead shower.

OUTSIDE
To the front of the property is a block paved driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear is a lawned garden incorporating raised planted beds and two raised decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"As a current resident, the neighbours are friendly and I love the peace and tranquillity of having no onlookers onto the back garden. It's completely private. "

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.