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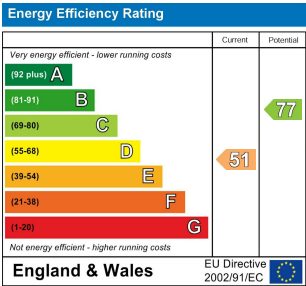


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



225 Smawthorne Lane, Castleford, WF10 4EX

For Sale Freehold Asking Price £180,000

A deceptively well proportioned four bedroomed semi detached house offering characterful accommodation with a large garden to the rear, now in need of some updating.

With a gas fired central heating system and UPVC sealed unit double glazed windows, this well proportioned property is approached from a side entrance hall into a well proportioned living room that has a bay window to the front. There is a separate dining room to the rear that has French doors out to a patio which has steps down to the back garden. A kitchen extension to the side provides a further well proportioned room. To the first floor there are two double bedrooms served by the family shower room. Whilst to the second floor, there are two further characterful bedrooms with lovely sloping ceilings. Outside, the property has driveway parking to the front and a particularly well proportioned garden to the rear, with a former garage and sitting areas.

The property is situated in this popular residential location within very easy reach of the broad range of shops, schools and recreational facilities offered by the centre of Castleford. Castleford is well connected with its own railway station and ready access to the national motorway network.



ACCOMMODATION

ENTRANCE HALL

11'5" x 6'10" [3.5m x 2.1m]

UPVC side entrance door and frosted window, double central heating radiator and stairs to the first floor.

LIVING ROOM

15'1" x 15'1" [4.6m x 4.6m]

Bay window to the front and additional window to the side. Double central heating radiator and feature inset fireplace with living flame coal effect gas fire.

DINING ROOM

15'1" x 13'5" [4.6m x 4.1m]

Window to the side and French doors to the rear garden. Central heating radiator concealed in a cabinet and feature fireplace with a marbled surround and heath and an electric fire. Useful understairs cupboard.

KITCHEN

12'5" x 11'5" [3.8m x 3.5m]

Windows to both the front and rear and UPVC

entrance door. Fitted with a range of wooden fronted wall and base units with laminate work tops and tiled splash backs with a stainless steel sink unit. Stainless steel four ring gas hob with filter hood over, built in double oven and space and plumbing for a washing machine. Matching cupboard housing the gas fired central heating boiler.

FIRST FLOOR

BEDROOM ONE

15'1" x 15'1" [4.6m x 4.6m]

Window to the front, double central heating radiator and a range of fitted wardrobes with matching cupboards and drawers.

BEDROOM TWO

15'1" x 13'1" [4.6m x 4.0m]

Windows to the side and rear and a double central heating radiator.

SHOWER ROOM/W.C.

7'2" x 6'10" [2.2m x 2.1m]

Frosted window to the side, tiled walls and floor and fitted with a three piece suite comprising

corner shower cubicle, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Ladder style heated towel rail.

SECOND FLOOR

BEDROOM THREE

15'1" x 8'10" [4.6m x 2.7m]

Window to the front, double central heating radiator, characterful sloping ceiling and access to the eaves storage.

BEDROOM FOUR

13'5" x 8'6" [4.1m x 2.6m]

Velux style rooflight set into characterful sloping ceiling.

OUTSIDE

To the front the property has a gated driveway that provides off street parking. To the rear of the house there is a particularly well proportioned garden with a raised patio sitting area with steps down to a further sitting/dining area beyond which is a former garage building and a well proportioned garden.

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.