



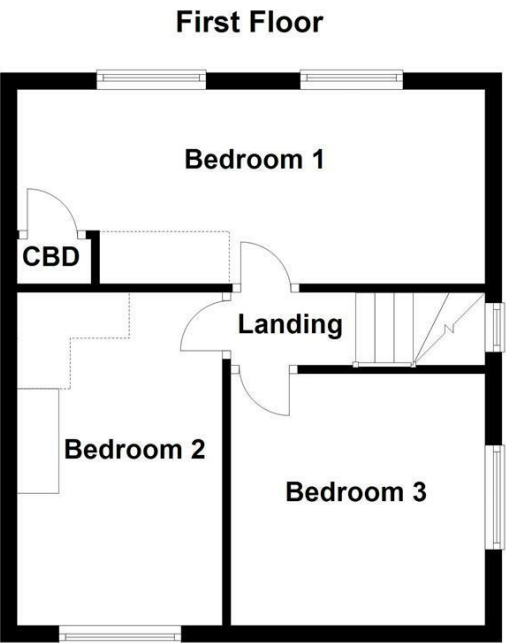
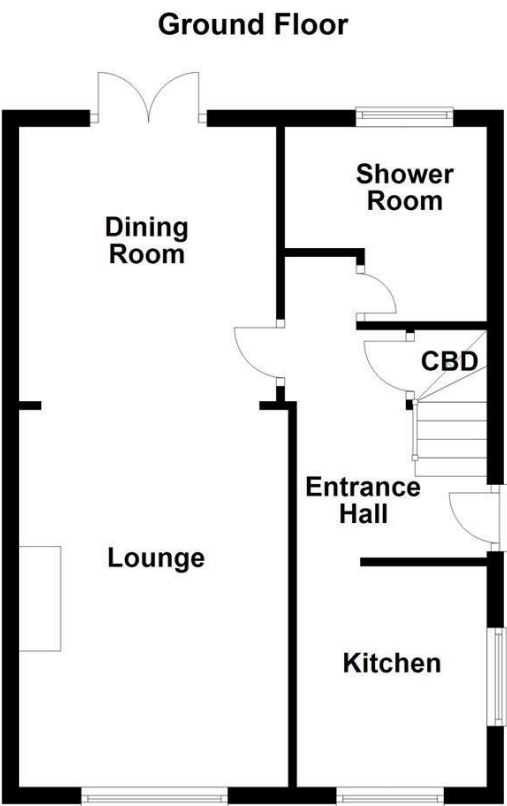
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7 Carlton View, Allerton Bywater, Castleford, WF10 2HD

For Sale Freehold £175,000

Nestled in this cul-de-sac location in the sought after village of Allerton Bywater is this spacious three bedroom semi detached property benefitting from ample off road parking and good sized front and rear gardens.

The property briefly comprises of entrance hall, kitchen, dining room, lounge and downstairs shower room. The first floor landing leads to three double bedrooms. Outside to the front, the garden is mainly pebbled with planted features and tarmac driveway leading down the side of the property through an iron gate providing ample off road parking for two vehicles. To the rear, the garden is laid to lawn with pebbled features and paved patio area, perfect for outdoor dining and a garden shed.

Allerton Bywater makes an ideal home for a range of buyers including growing families with local amenities nearby such as good schools and shops. St Aiden's nature reserve in Great Preston is only a short distance away for those who enjoy idyllic walks. For commuters looking to travel further afield, the M1 and A1 motorways are only a short drive away and main bus routes running to and from Castleford.

Only a full internal inspection will show everything this property has to offer and an early viewing is highly advised to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

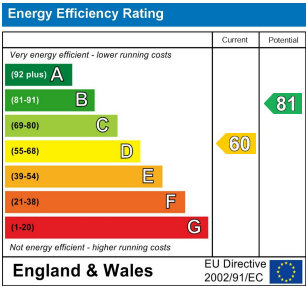
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

ENTRANCE HALL

7'6" x 11'1" [max] x 8'3" [min] [2.31m x 3.38m [max] x 2.52m [min]]

Central heating radiator and doors leading to understairs storage, dining room, shower room and opening into the kitchen.

KITCHEN

8'7" x 7'6" [2.64m x 2.3m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and four ring electric hob with tiled splash back and stainless steel extractor hood. Space and plumbing for an undercounter washing machine and UPVC double glazed windows to the front and side.

DINING ROOM

10'10" x 10'0" [3.31m x 3.07m]

Central heating radiator, set of UPVC double glazed French doors leading out to the rear garden, opening into the living room and picture rail.

LOUNGE

10'7" x 14'9" [3.24m x 4.52m]

Central heating radiator, UPVC double glazed window to the front, picture rail, electric fire with marble hearth, surround and wooden mantle.

SHOWER ROOM/W.C.

7'7" x 7'11" [max] x 4'9" [min] [2.32m x 2.43m [max] x 1.46m [min]]

UPVC double glazed frosted window to the rear, concealed low flush w.c., wash hand basin built into countertop with stainless steel mixer tap and storage below, shower cubicle with overhead shower attachment and glass shower screen. Ladder style radiator and half tiled walls.

FIRST FLOOR LANDING

UPVC double glazed window to the side and doors leading to three bedrooms.

BEDROOM ONE

18'4" x 7'11" [5.6m x 2.42m]

Two central heating radiators and two UPVC double glazed windows to the rear. Set of fitted wardrobes with sliding mirrored doors and coving

to the ceiling. Door leading to storage cupboard housing the Worcester combi boiler.

BEDROOM TWO

13'3" x 8'3" [4.06m x 2.53m]

UPVC double glazed window to the front, central heating radiator and set of fitted units including wardrobe and storage cupboard.

BEDROOM THREE

9'11" x 10'2" [3.03m x 3.1m]

Central heating radiator, low flush w.c., wall mounted wash basin with mixer tap and storage below. UPVC double glazed window to the side. Loft access.

OUTSIDE

To the front of the property the garden is mainly pebbled with planted features, timber fencing to one side and walls to the front. Tarmacadam driveway wraps around the side of the property through an iron gate providing off road parking for two vehicles. To the rear, the garden is laid to lawn and further pebbled area and paved patio area, perfect for outdoor dining and entertaining and a shed. The garden is surrounded by fencing and walls.

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.