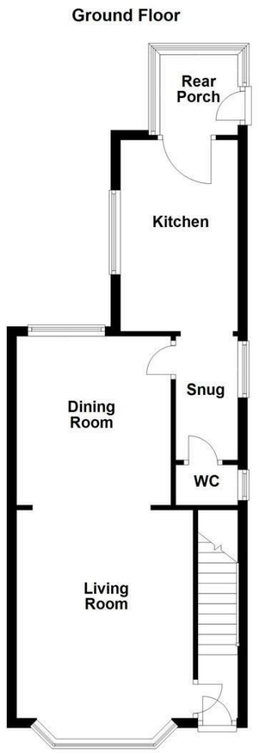
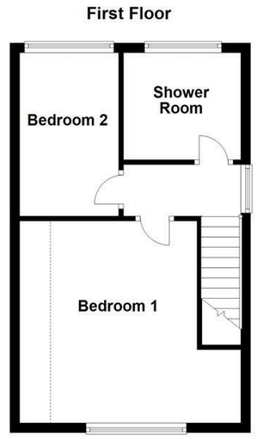


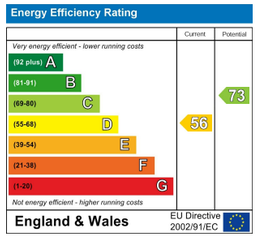


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844

33 Airedale Road, Castleford, WF10 3ED

For Sale Freehold £145,000

Located in Airedale is this two bedroom semi detached house benefiting from well proportioned accommodation throughout, off road parking and gardens to the front and to the rear.

The accommodation fully comprises of the entrance hall, living room leading to the dining room, a snug, kitchen and rear porch. To the first floor there is loft access to the landing, two bedrooms and the house shower room/w.c. To the front of the property the garden is mainly laid to lawn with a paved and concrete driveway providing off road parking, which wraps around the side of the property. To the rear the garden is laid to lawn and incorporates paved and decked patio areas perfect for outdoor dining and entertaining, planted beds and a single detached garage with manual up and over door.

Castleford makes an ideal place to settle for a range of buyers, as for first time buyers and families looking to move to the area it is aptly placed for local amenities such as shops and schools ranging from nursery up to sixth form college. Castleford is also home to the Xscape entertainment centre and Junction 32 shopping outlet, slightly further afield there is Pontefract race course. For the professional couple and commuter looking to move to the area the property is close to local bus routes, to neighbouring towns such as Knottingley and Pontefract. Castleford also has its own train station and the property itself is only a short drive from the M62 motorway.

Only a full internal inspection will reveal what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
UPVC frosted double glazed front entrance door. Central heating radiator, dado rail, stairs providing access to the first floor landing, door into the living room.

LIVING ROOM
11'8" x 11'11" max x 10'0" min (3.56m x 3.65m max x 3.05m min)
UPVC double glazed bay window to the front, central heating radiator, opening through to the dining room, coving to the ceiling and ceiling rose. Electric fireplace with marble hearth, surround and wooden mantle.

DINING ROOM
11'5" x 10'5" (3.49m x 3.2m)
Door leading through into the kitchen. Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and ceiling rose. Leading into the snug.

SNUG
4'2" x 8'7" (1.28m x 2.63m)
Opening through to the kitchen, door to the understairs storage, central heating radiator, coving to the ceiling and UPVC double glazed window to the side.

KITCHEN
12'10" x 7'9" (3.92m x 2.38m)
Frosted UPVC double glazed door leading out to the rear porch, UPVC double glazed window to the rear, coving to the ceiling. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a cooker, slimline dishwasher, washing machine and under counter fridge freezer.

REAR PORCH
4'8" x 4'5" (1.43m x 1.36m)
UPVC double glazed windows, UPVC double glazed door to the garden.

FIRST FLOOR LANDING
Dado rail, UPVC double glazed window to the side, loft access, doors leading to the bedrooms and house shower room/w.c.

BEDROOM ONE
11'11" x 9'5" (3.64m x 2.88m)
A set of fitted wardrobes with sliding doors, over stairs storage cupboard, coving to the ceiling, central heating radiator, UPVC double glazed window to the front.

BEDROOM TWO
11'8" x 8'11" max x 7'8" min (3.57m x 2.72m max x 2.34m min)
UPVC double glazed window to the rear, central heating radiator.

SHOWER ROOM/W.C.
8'5" x 5'10" (2.57m x 1.78m)
Frosted UPVC double glazed window to the rear, two central heating radiators, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with overhead shower and shower head attachment, shower screen. Part tiled. Storage cupboard and coving to the ceiling.

OUTSIDE
To the front, the garden is laid to lawn and there is a paved driveway that runs down the side of the property providing off road parking. Timber fencing and walls along with iron gate. To the rear there is a paved patio area ideal for outdoor dining and entertaining, decked patio area, planted bed and lawned areas fully enclosed by timber fencing and with a single detached garage with manual up and over door.

COUNCIL TAX BAND
The council tax band for this property is A

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

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.