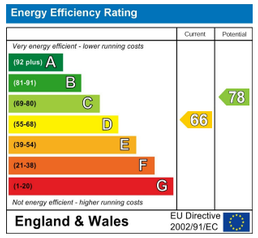
Total area: approx. 115.5 sq. metres (1242.7 sq. feet)

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

318 Castleford Road, Normanton, WF6 1QY

For Sale Freehold £155,000

A fantastic opportunity to purchase this beautifully presented three bedroom mid terrace home, finished to an exceptionally high standard throughout. Offering spacious and versatile accommodation, the property benefits from a stylish four piece family bathroom, two generous reception rooms, and a recently installed modern fitted kitchen. With UPVC double glazing, gas central heating, and off road parking via a detached garage to the rear, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an inviting entrance hall leading to a bright and spacious living room featuring a bay window to the front aspect, feature fireplace, and decorative wall lighting. To the rear is a substantial sitting/dining room, providing excellent additional living and entertaining space. The modern fitted kitchen completes the ground floor accommodation. A staircase leads down to a useful cellar room with lighting and the original stone table, offering excellent storage potential. To the first floor, the landing gives access to three well proportioned double bedrooms and a contemporary four piece family bathroom. A cupboard within the bathroom houses the combi condensing boiler. Externally, the front of the property features a paved pathway leading to the entrance door, bordered by an attractive low maintenance slate garden with decorative boundary walls. To the rear is an L shaped paved patio area, ideal for al fresco dining and outdoor entertaining, together with a detached single garage fitted with an up-and-over door and timber access door, providing valuable off road parking. The rear garden also benefits from external lighting and a water supply.

Ideally situated close to Normanton town centre, the property enjoys convenient access to a range of local amenities, including supermarkets and a railway station. For commuters, the M62 motorway network is also easily accessible, providing excellent links further afield.

Only a full internal inspection will reveal the quality and space this superb home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A UPVC double glazed front entrance door leads into the entrance hall, with a UPVC double glazed frosted window above the door. Featuring coving to the ceiling, laminate flooring, and doors providing access to the living room and sitting/dining room. A staircase with handrail leads to the first floor landing.

LIVING ROOM
12'4" x 14'7" (max) x 12'0" (min) (3.77m x 4.45m (max) x 3.67m (min))
A spacious reception room with walk in bay window and UPVC double glazed windows overlooking the front aspect. Featuring laminate flooring, ceiling coving, picture rail, two wall lights, and an electric wall mounted fire with central surround.

SITTING/DINING ROOM
13'10" x 15'10" (4.24m x 4.84m)
A generous second reception room with laminate flooring, feature media wall, electric wall mounted fire, and UPVC double glazed window overlooking the rear aspect. Two wall lights, with doors leading to the modern fitted kitchen and staircase down to the lower ground floor.

KITCHEN
8'0" x 8'1" (2.44m x 2.48m)
Fitted with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated fridge, washing machine which is new and not currently plumbed in, space beneath the counter, integrated oven and grill with four ring hob and cooker hood above. UPVC double glazed window to the rear aspect and UPVC double glazed door leading to the rear yard. Fully tiled floor.

CELLAR ROOM
12'4" x 12'2" (3.76m x 3.73m)
Useful cellar space with Yorkshire stone flagged flooring, original curing table, and lighting.

FIRST FLOOR LANDING
With coving to the ceiling, loft access, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'5" x 9'6" (3.79m x 2.92m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator, and laminate flooring.

BEDROOM TWO
11'0" x 7'9" (3.37m x 2.37m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, and laminate flooring.

BEDROOM THREE
12'5" x 6'0" (3.79m x 1.84m)
UPVC double glazed window overlooking the front elevation, central heating radiator, and laminate flooring.

BATHROOM
11'1" x 6'8" (3.39m x 2.04m)
Comprising a modern four piece suite including panel bath with twin taps, pedestal wash basin, low flush WC, and shower cubicle with bi-fold glass door and mixer shower. Half tiled walls, UPVC double glazed frosted window to the rear elevation, central heating radiator, and two built in storage cupboards, one housing the condensing boiler.

OUTSIDE
To the front is a low maintenance buffer garden laid with slate and a paved pathway leading to the front entrance door, enclosed by solid brick boundary walls with stone tops. To the rear is a low maintenance L shaped paved patio area, ideal for entertaining and outdoor dining, enclosed by timber panel fencing and brick walls with gated access to the rear street.

DETACHED GARAGE
18'2" x 8'5" (5.55m x 2.59m)
Single detached garage with timber rear access door and manual up-and-over door to the front, providing valuable off road parking.

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.

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

VIEWINGS
To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.