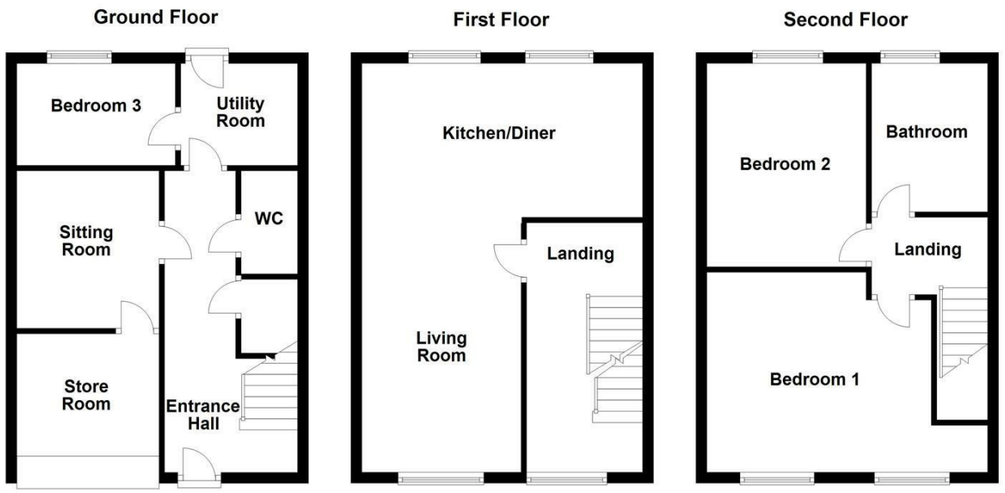
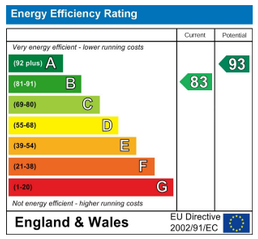


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

16 School Street, Castleford, WF10 2FD

For Sale Freehold £239,950

A fantastic opportunity to purchase this three bedroom end town house enjoying spacious living accommodation spread over three levels benefitting from open plan living/kitchen/diner, ample off road parking and enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, understairs storage cupboard, downstairs w.c., utility room, bedroom three, converted garage which is now a sitting room and store room. The first floor landing leads to the living room which is open to the kitchen/diner. A further set of stairs leads to the second floor landing providing access to two bedrooms and the four piece suite house bathroom/w.c. Outside to the front is a large tarmacadam driveway providing off road parking for at least three vehicles with pebbled area furthering the off road parking. To the rear is a timber decked patio area with timber covered pergola (currently housing a hot tub) with two double outside power points, L-shaped attractive lawned garden with raised planted beds, surrounded by timber panelled surround fences.

Located close to local amenities and schools, within walking distance of Castleford town centre. Bus routes run to and from Wakefield and Pontefract. The M62 motorway is also easily accessible, ideal for the commuter wishing to work or travel further afield.

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

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, spacious entrance hall with central heating radiator, laminate tiled floor and doors to the understairs storage cupboard, downstairs w.c., utility room and sitting room. Staircase leading to the first floor landing.

UTILITY ROOM
6'2" x 7'1" (1.89m x 2.17m)
Range of wall and base high gloss units with solid wooden work surface over, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for an under counter fridge or freezer. Wall mounted extractor fan, radiator, laminate flooring, door providing access into bedroom three and UPVC double glazed door into the rear garden.

BEDROOM THREE
9'7" x 6'0" (2.94m x 1.83m)
Central heating radiator and UPVC double glazed window overlooking the rear aspect.

W.C.
6'3" x 2'1" (1.91m x 0.64m)
Pedestal wash basin with mixer tap and tiled splash back above, low flush w.c., partially tiled walls, laminate flooring and extractor fan.

SITTING ROOM
9'8" x 9'6" (2.95m x 2.90m)
Laminate flooring, central heating radiator, two wall lights and door providing access into the store room.

STORE ROOM
8'7" x 9'9" (2.62m x 2.98m)
Formerly part of a garage with up and over door to the front, power and light. Water point connection and space and plumbing for a washing machine and dryer.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the front elevation, central heating radiator with radiator cover, a further staircase to the second floor landing and door to the living room.

LIVING ROOM
9'8" x 15'7" (2.95m x 4.77m)
UPVC double glazed window overlooking the front elevation, central heating radiator and is open to the kitchen/diner providing an open plan living/dining/kitchen area.

KITCHEN/DINER
9'3" x 17'5" (2.83m x 5.32m)
Range of wall and base high gloss soft close units with solid wooden style laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood with curved glass surround. Integrated fridge/freezer, slimline Lamona dishwasher, plinth lighting, pull out pantry drawers, downlights built into the wall cupboards, central heating radiator, UPVC double glazed windows overlooking the rear elevation and laminate flooring.

SECOND FLOOR LANDING
Central heating radiator with radiator cover, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE
10'2" (min) x 12'3" (max) x 13'7" (3.11m (min) x 3.74m (max) x 4.16m)
Ceiling fan, two UPVC double glazed windows overlooking the front elevation, central heating radiator with radiator cover and recess providing useful storage.

BEDROOM TWO
9'7" x 12'3" (2.94m x 3.75m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
8'11" x 7'1" (2.74m x 2.18m)
Four piece suite comprising pedestal wash basin with mixer tap, low flush w.c., panelled bath with mixer tap and enclosed shower cubicle with double glass doors and mixer shower within. Partially tiled walls, chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.

OUTSIDE
To the front is a large sweeping tarmacadam driveway providing off road parking for at least three vehicles with a pebbled parking space furthering the off road parking. A timber gate leads down the side of the property into the enclosed rear garden. Within the rear garden is a timber decked patio area with timber covered pergola (currently housing a hot tub) with two double outside power points, L-shaped attractive lawned garden with raised planted beds, surrounded by timber panelled surround fences.

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.