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## 14 Morrison Street, Castleford, WF10 4BE

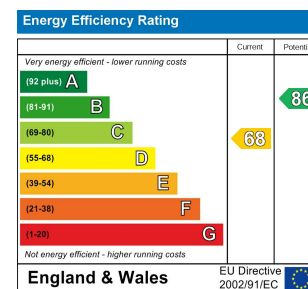
For Sale Freehold Guide Price £160,000

Superbly appointed throughout and deceptive from the main roadside is this attractive two double bedroom mid terrace benefitting from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance porch, entrance hallway, living room, dining/sitting room and a modern fitted kitchen. To the first floor there are two double bedrooms and contemporary house bathroom/w.c. Outside there is a low maintenance buffer garden to the front and a feature Indian stone terrace patio to the rear. Larger than average detached garage with up and over door.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network. An ideal home for the first time buyer, couple or family looking to gain access onto the property market.

A viewing comes highly recommended to avoid disappointment.



### 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.

### 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



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#### ACCOMMODATION

##### ENTRANCE PORCH

Composite entrance door, dado rail, coving to the ceiling and door to the entrance hallway.

##### ENTRANCE HALLWAY

Wood flooring, radiator, feature archway, cornice to the ceiling, stairs to the first floor landing, doors to the living room and dining/sitting room.

##### LIVING ROOM

12'1" x 11'6" [3.70m x 3.51m]

Feature multi fuel burner with slate tiled hearth, two UPVC double glazed windows to the front, radiator and cornice to the ceiling.

##### SITTING/DINING ROOM

13'1" x 15'9" [max] [4.01m x 4.81m [max]]

Electric fire with feature surround and marble hearth, UPVC double glazed window to the rear, cornice to the ceiling, radiator, fitted wardrobes and drawers to the chimney breast recess. Door with stairs leading to the cellar. Door to the kitchen.

##### CELLAR

Light and power.

##### KITCHEN

11'8" x 8'9" [3.57m x 2.69m]

A range of wall and base units, drawers, work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated dishwasher, plumbing for a washing machine, space for fridge and freezer, integrated Hotpoint double oven and grill with tiled splash back. UPVC double glazed window to the rear, composite side entrance door, tiled effect floor, coving to the ceiling, radiator, four ring Hotpoint gas hob with filter hood above. Boiler is housed here.

##### FIRST FLOOR LANDING

Recess LED spotlights, doors to two bedrooms and bathroom/w.c.

##### BEDROOM ONE

15'8" x 12'2" [4.79m x 3.73m]

UPVC double glazed window to the front, radiator, door to wardrobe with loft access.

##### BEDROOM TWO

13'1" x 7'4" [max] [4.00m x 2.26m [max]]

UPVC double glazed window to the rear and radiator.

##### BATHROOM/W.C.

9'10" x 7'7" [3.02m x 2.32m]

Low flush w.c. in concealed cistern, wash basin over vanity unit, panelled bath, corner shower cubicle with mixer shower, fully tiled walls and floor, recessed LED spotlights and heated chrome towel radiator.

##### OUTSIDE

An attractive Indian stone flagged garden at the rear and a brick built garage. The front has a low maintenance block paved buffer garden.

##### 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.

##### 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.