



**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.



WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844



**1 Dandelion Close, Castleford, WF10 5FP**  
**For Sale Freehold £160,000**

Situated in the sought after development in Whitwood is this two bedroom end town house benefitting from well proportioned accommodation throughout, additional loft room and enclosed rear garden.

The property briefly comprises of the entrance hall, living room leading to the further hallway, downstairs w.c. and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. with an additional loft room. Outside to the front there is a lawned garden and paved pathway to the front door. To the rear the garden is laid to lawn with planted features and a mature tree, fully enclosed by timber fencing.

Situated close to the motorway network, the property is ideally located for those looking to commute further afield. Local amenities are nearby including shops and schools, including Xscape and Junction 32 outlet village.

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

UPVC double glazed window to the front and door to the living room.

### LIVING ROOM

11'11" x 15'6" [max] x 10'4" [min] [3.64m x 4.73m [max] x 3.17m [min]]

Two central heating radiators, UPVC double glazed window to the front, door to a further hallway and door to an understairs storage cupboard.



### HALLWAY

Stairs to the first floor landing, door to the downstairs w.c. and kitchen/diner.

### W.C.

4'6" x 4'1" [1.39m x 1.25m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### KITCHEN/DINER

11'10" x 8'8" [max] x 7'6" [min] [3.63m x 2.65m [max] x 2.3m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. Central heating radiator and a set of UPVC double glazed French doors and UPVC double glazed window to the rear garden.

### FIRST FLOOR LANDING

Central heating radiator, loft access and doors to two bedrooms and the house bathroom.

### BEDROOM ONE

11'11" x 11'10" [max] x 8'9" [min] [3.64m x 3.63m [max] x 2.69m [min]]

Access to an overstairs storage cupboard, central heating radiator and UPVC double glazed window to the rear.



### BEDROOM TWO

11'11" x 10'4" [max] x 7'10" [min] [3.64m x 3.15m [max] x 2.4m [min]]

Central heating radiator and UPVC double glazed window to the front.



### BATHROOM/W.C.

5'6" x 6'4" [1.7m x 1.95m]

UPVC double glazed frosted window to the side, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Panelled bath with mixer tap and shower head attachment. Partially tiled and central heating radiator.



### LOFT ROOM

12'0" x 16'6" [3.66m x 5.05m]

Exposed beams to the ceiling, access to the storage eaves, velux skylight and wall mounted electric heater.



### OUTSIDE

To the front of the property the garden is laid to lawn and a paved pathway to the front door. To the rear the garden is laid to lawn with planted features and a mature tree, fully enclosed by walls and timber fencing.



### 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.