Richard Kendall Estate Agent

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58 Netherwood Avenue, Castleford, WF10 2QW

For Sale Freehold £185,000

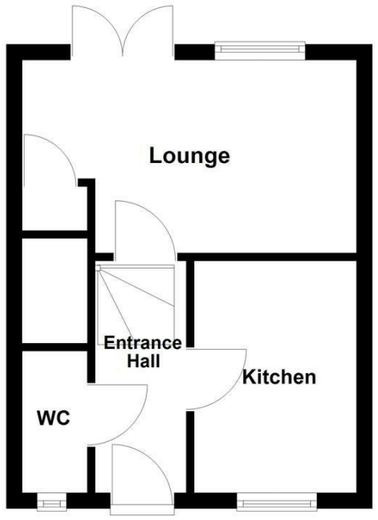
Proudly introducing to the market is this two bedroom semi detached property benefiting from ample driveway parking and an enclosed good sized rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., kitchen and lounge. The first floor landing leads two double bedrooms (main with en suite shower room) and main house bathroom. Outside to the front is a driveway providing off road parking for two-three vehicles and small lawned garden. To the rear is an enclosed good sized lawned garden.

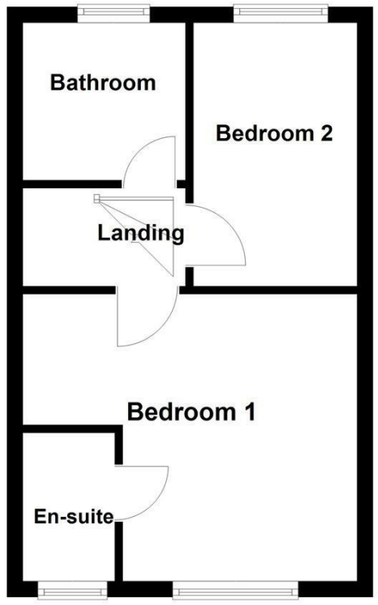
The property is situated close to local amenities and schools, as well as transport links for buses to the town centre of Castleford and surrounding towns of Pontefract and Knottingley. The M62 motorway links are only a short drive away for those looking to commute further afield.

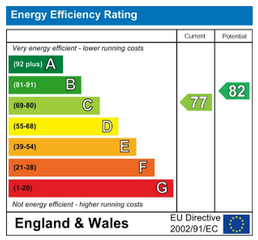
Only a full internal inspection will reveal the accommodation on offer and an early viewing comes highly recommended.

Ground Floor



First Floor





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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, laminate flooring, stairs to the first floor landing, central heating radiator, doors to the downstairs w.c., kitchen and lounge.

KITCHEN
9'8" x 6'9" (2.96m x 2.06m)
Range of wall and base units with laminate work surface over, integrated cooker, four ring gas hob, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and integrated fridge/freezer. UPVC double glazed window to the front elevation, matching cupboard housing the combination boiler and central heating radiator.

W.C.
6'6" x 2'7" (1.99m x 0.81m)
UPVC double glazed frosted window to the front elevation, central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LOUNGE
14'5" x 12'11" (4.40m x 3.95m)
Laminate flooring, understairs storage, UPVC double glazed window and patio doors to the rear elevation.



FIRST FLOOR LANDING
Doors to two double bedrooms and house bathroom.

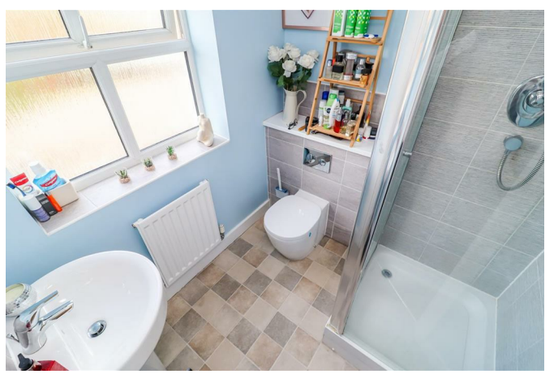
BATHROOM/W.C.
6'7" x 5'2" (2.01m x 1.59m)
Low flush w.c., wash hand basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the rear elevation, chrome ladder style radiator and extractor fan.



BEDROOM ONE
10'11" x 11'11" (3.33m x 3.64m)
UPVC double glazed window to the front elevation, central heating radiator, overstairs storage and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'8" x 6'2" (1.74m x 1.88m)
Pedestal wash basin with mixer tap, low flush w.c. and corner shower unit with shower head attachment. Central heating radiator, UPVC double glazed frosted window to the front elevation and extractor fan.



BEDROOM TWO
10'10" x 7'2" (3.32m x 2.19m)
Central heating radiator and UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a driveway providing off road parking for two-three vehicles and a small lawned garden with flagged pathway. To the rear is a good sized lawned garden, enclosed by 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.