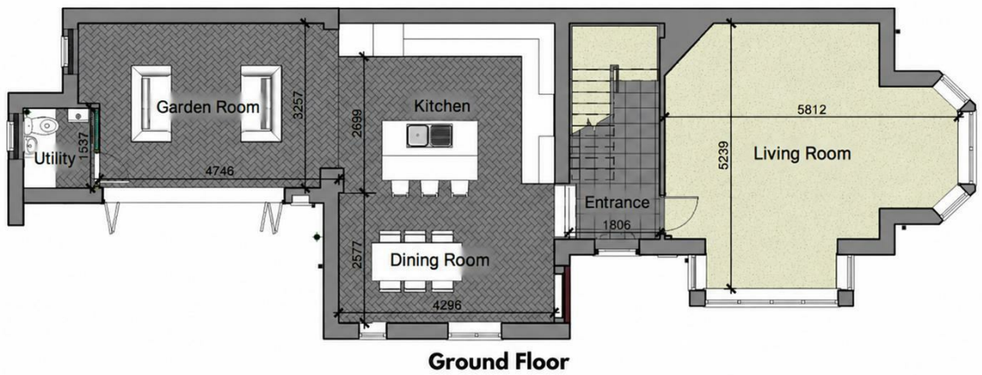
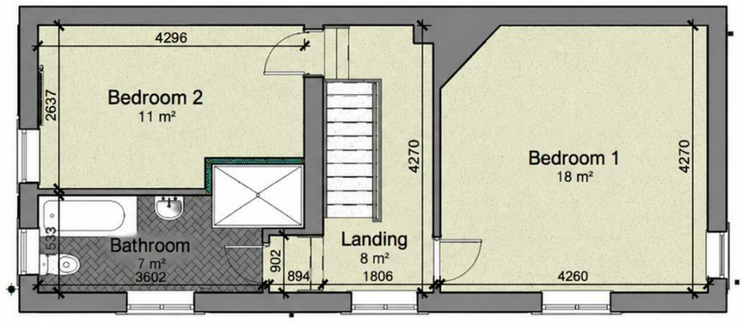


Ground Floor



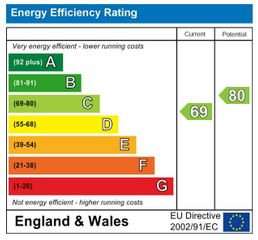
First Floor

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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Yew Tree Cottage, 105 Ferrybridge Road, Castleford, WF10 4JP

For Sale Freehold £350,000

Situated on what must be the most popular and sought after street in Castleford, sits this beautifully modernised and high specification two bedroom detached property.

Enjoying a pleasant plot, set behind private electric gates, the property is the ideal home for any young professional couple wanting high spec living with a touch of traditional character, the property comprises a generous living room with lots of natural light, an extended kitchen diner with new high spec appliances. To the first floor there are two bright and airy bedrooms and a beautifully presented four piece bathroom suite with modern bath and walk in shower.

Externally there is a private driveway which provides off street parking for multiple cars and leads to a detached double garage. There is a quaint low maintenance garden to the side which is finished with newly laid turf.



ACCOMMODATION

ENTRANCE HALLWAY
13'8" x 3'10" (4.17m x 1.17m)
Composite front door with two UPVC double glazed windows with frosted glass. Beautiful modern tiled floor, gas central heating radiator, door to the living room, open square arch leading to the kitchen.

KITCHEN
13'5" x 18'9" (4.1m x 5.73m)
Beautiful open plan space with a square arch leading through to the family room, has multiple LED ceiling spotlights and UPVC double glazed windows to the front, 20 mm Quartz work surfaces and LVT flooring, which continues into the Hotpoint Induction hob, integrated dishwasher, integrated fridge and freezer, integrated Hotpoint oven and grill, the cupboard units feature LED downlights and are finished off in a beautiful matt grey effect look. Hotpoint extractor fan with modern splashback, generously proportioned vertical radiator.

FAMILY ROOM
15'1" x 10'7" (4.62m x 3.23m)
Bi-folding doors to the front and exposed wooden beam adding character to the property, two Velux windows and vertical radiator. UPVC glazed window to the side, LED ceiling spotlights providing excellent light for the room.



DOWNSTAIRS W.C.
4'11" x 4'11" (1.5m x 1.5m)
Two piece suite in white with a modern ceramic sink with mixer tap and tiled splashback, modern low level flush w.c., central heating radiator and UPVC double glazed frosted window the side. Quartz work surface with space and plumbing for a washer dryer. Modern Ideal combi boiler.

LIVING ROOM
18'8" max x 16'11" (5.7m max x 5.16m)
A traditional UPVC double glazed bay window to the side and a square box UPVC double glazed bay window to the front. Two radiators, modern feature fireplace with marble hearth and surround, the living room is positioned to take maximum use of natural light of the property and is finished off in beautiful modern colour tones.



FIRST FLOOR LANDING
UPVC double glazed window to the front, doors into bedrooms.

BEDROOM ONE
13'11" x 13'10" (4.26m x 4.23m)
UPVC double glazed windows to the front and side, a vaulted ceiling providing a bright and airy feel to the room, gas central heating radiator.



BEDROOM TWO
14'1" x 8'7" (4.3m x 2.62m)
UPVC double glazed window to the side, gas central heating radiator. Access to the loft.



HOUSE BATHROOM/W.C.
7'6" x 13'10" (2.3m x 4.24m)
Finished with beautiful modern tiles to the floor and partially tiled walls. Modern roll top bath with freestanding fitting. Low level flush w.c. and a modern ceramic sink with mixer tap. Vertical chrome heated ladder towel rail and generously sized walk in shower with hand held and rainfall attachments. LED ceiling spotlights and a modern extractor fan. To the front there is a UPVC double glazed frosted window.





OUTSIDE
To the front of the property there is a driveway with electric gate to the front, which provides ample off street parking and fantastic degree of privacy and security. To the side there is a large double garage with electric and light. To the front and side there are low maintenance gardens with planted tree borders to the front providing excellent degree of privacy.



COUNCIL TAX BAND
The council tax band for this property is C.

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

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 Castleford office and they will be pleased to arrange a suitable appointment.