

WAKEFIELD

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21 St. Nicholas Street, Castleford, WF10 4EH

For Sale Freehold £160,000

Situated a short distance away from Castleford town centre itself is this two bedroom mid terraced property. Superbly presented throughout and benefitting from a modern fitted kitchen and bathroom and enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with stairs providing access to the first floor landing and the dining room. From the dining room there is access to the spacious lounge via double doors, the modern fitted kitchen and UPVC double glazed French doors to the rear garden which completes the accommodation on the ground floor. Upstairs, to the first floor landing there is access to two double bedrooms and a good sized bathroom. Outside, to the front of the property the garden is low maintenance and features a paved pathway, pebbled beds, railway sleeper borders and is enclosed by a wall with iron fencing and gate leading to the entrance. To the rear of the property the garden is also low maintenance, mainly paved for outdoor dining and entertaining, with pebbled beds and brick built outbuildings for storage. An iron gate and timber gates at the back of the garden offer a potential for off road parking. The garden is fully enclosed by walls and timber fencing, making it ideal for pets and children.

Located close to local amenities and schools, and within walking distance of Castleford town centre, the bus station, and the train station. Regular bus routes run to and from Wakefield and Pontefract, and the M62 motorway is easily accessible, ideal for commuters wishing to work or travel further afield.

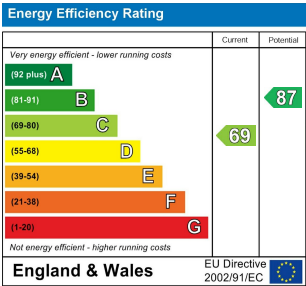
Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.

**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 door with frosted glass pane into entrance hall. Coving to the ceiling, decorative panelling to the walls, central heating radiator. Door to the dining room, stairs providing access to the first floor landing.

### DINING ROOM

13'2" x 12'2" [max] x 10'7" [min] [4.02m x 3.73m [max] x 3.25m [min]]  
Central heating radiator, access to an understairs storage cupboard, multi-fuel burning stove with tiled hearth and tiled surround. Door to the kitchen, double doors to the living room, UPVC double glazed French doors to the rear garden.



### LIVING ROOM

12'3" x 11'10" [max] x 10'7" [min] [3.75m x 3.62m [max] x 3.25m [min]]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, multi-fuel burning stove with tiled hearth, tiled surround and wooden mantle.



### KITCHEN

9'8" x 7'9" [2.97m x 2.37m]  
UPVC double glazed window to the side, central heating radiator. A range of modern wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, integrated undercounter fridge and freezer, integrated slimline dishwasher.

### FIRST FLOOR LANDING

Decorative panelling, coving to the ceiling, loft access. Doors to two bedrooms and the bathroom.

### BEDROOM ONE

12'3" x 15'8" [max] x 14'6" [min] [3.75m x 4.8m [max] x 4.43m [min]]  
Two UPVC double glazed windows to the front with built in shutters, two central heating radiators, coving to the ceiling.



### BEDROOM TWO

13'2" x 9'4" [max] x 8'2" [min] [4.02m x 2.86m [max] x 2.5m [min]]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



### HOUSE BATHROOM

7'9" x 9'8" [2.38m x 2.97m]  
Frosted UPVC double glazed window to the side, decorative panelling to the walls, extractor fan, column style central heating radiator. Concealed cistern low flush W.C., ceramic wash basin built into a storage unit with storage below and a mixer tap, stand alone bath with mixer tap and shower head attachment, separate shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen and wet wall panelling.



### OUTSIDE

To the front of the property the garden is low maintenance and paved with pebbled beds and railway sleeper borders, wall and iron fence surround with an iron gate providing access and leading up to the front entrance door. To the rear of the property the garden is also low maintenance and is mainly made up of a paved patio area, perfect for outdoor dining and entertaining purposes, further pebbled beds, outdoor brick built outbuildings, ideal for storage and to the rear is an iron gate with some timber gates providing the potential for off road parking on the paved patio area. The garden itself is fully enclosed by walls and timber fencing, ideal for pets and children.



### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Castleford office and they will be pleased to arrange a suitable appointment.