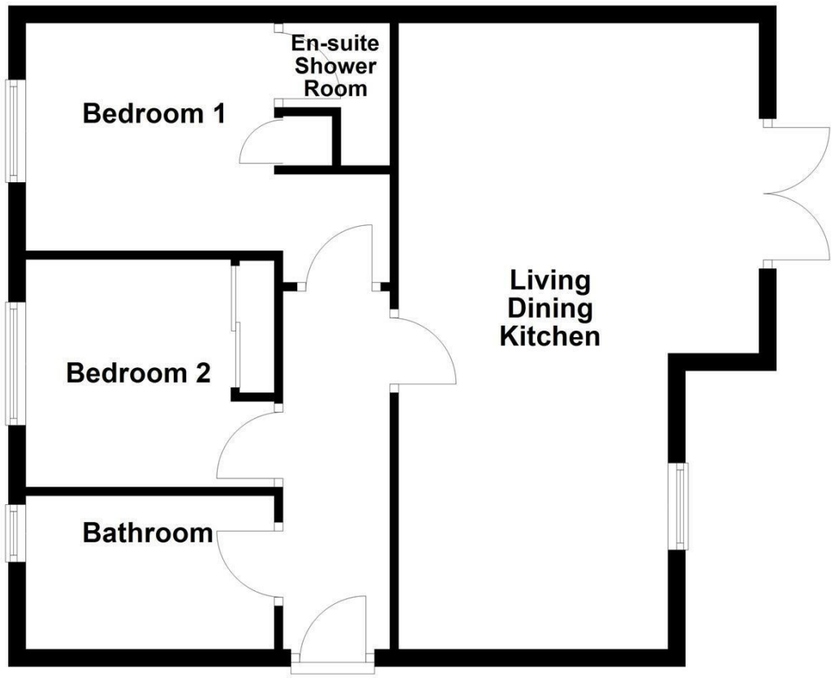
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





9 Twivey Court, Castleford, WF10 5FD

For Sale Leasehold £85,000

This well presented two bedroom first floor apartment is conveniently located close to Castleford town centre and benefits from easy access to a wide range of local amenities.

The accommodation briefly comprises an entrance hall, a spacious open plan living, dining and kitchen area, a generous principal double bedroom with en suite facilities, a second double bedroom, and a modern house bathroom. Externally, the property benefits from an allocated parking space, additional visitor parking, and well maintained communal green areas.

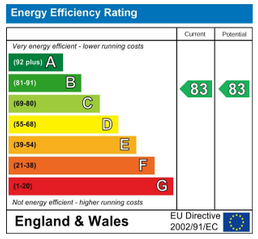
The apartment is neutrally decorated throughout and presented in ready to move into condition, making it an ideal purchase for first time buyers or a suitable buy to let investment.

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
A front facing entrance door leads into the entrance hall with doors providing access to the two bedrooms, the bathroom and the open plan living dining kitchen. Carpeted flooring, a double central heating radiator, an alarm system and coving to the ceiling.

LIVING DINING KITCHEN
13'0" x 23'3" (3.98m x 7.10m)
The kitchen area is fitted with a range of wall and base units with complementary work surfaces over, incorporating a 1½ bowl stainless steel sink and drainer. Integrated appliances include a double oven, five ring gas hob with stainless steel extractor hood, fridge freezer and slimline washing machine, with additional space for an automatic washing machine. Further features include vinyl flooring, tiled splashbacks, spotlights to the ceiling and a cupboard housing the central heating boiler. A UPVC double glazed window is positioned to the front.

The living area benefits from a UPVC double glazed Juliet balcony to the front overlooking the communal green area, two double central heating radiators, carpeted flooring and coving to the ceiling.





BEDROOM ONE
9'2" x 8'6" (2.81m x 2.60m)
A UPVC double glazed window to the rear, a double central heating radiator, carpeted flooring and a useful built-in storage cupboard with hanging rail.



EN SUITE SHOWER ROOM/W.C.
6'9" x 4'3" (2.08m x 1.32m)
A three piece suite comprising a shower cubicle with main shower, pedestal wash basin and low flush w.c. Vinyl flooring, part tiled walls, a chrome heated towel rail and spotlights to the ceiling.

BEDROOM TWO
7'6" x 8'0" (2.30m x 2.46m)
A UPVC double glazed window to the rear, a double central heating radiator, fitted wardrobes with sliding doors and carpeted flooring.



BATHROOM/W.C.
5'2" x 8'6" (1.58m x 2.61m)
Three piece suite comprising a panelled bath with main shower over, low flush w.c. and pedestal wash basin. Vinyl flooring, part tiled walls, a chrome heated towel rail, a UPVC double glazed obscured window to the rear and spotlights to the ceiling.



OUTSIDE
Externally, the property benefits from an allocated parking space.

LEASEHOLD
The service charge is £1,592.00 (pa) and ground rent £385.00 (pa). The remaining term of the lease is 128 years (2025). A copy of the lease is held on our file at the Pontefract office.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.