



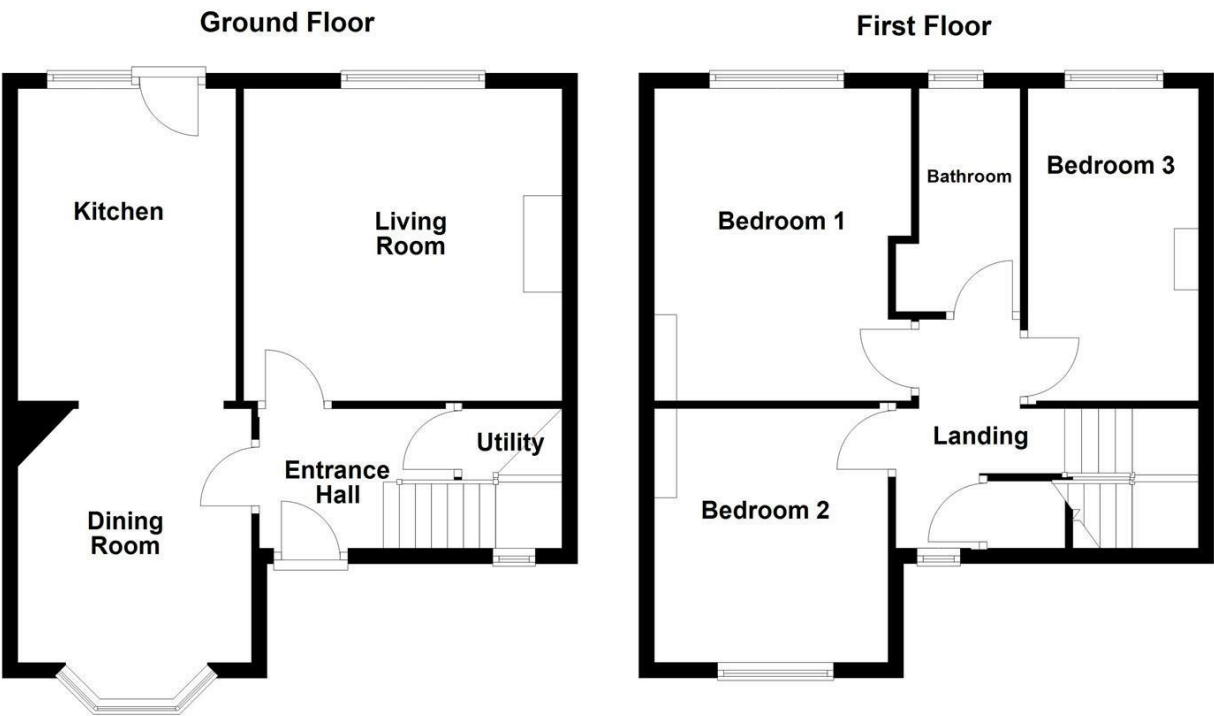
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

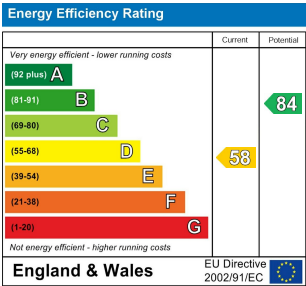


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



32 Wellgate, Castleford, WF10 4DL

For Sale Freehold Offers In Excess Of £200,000

Situated in Glasshoughton is this superbly presented three double bedroom semi detached property benefitting from modern kitchen and bathroom, off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, utility, living room and an open plan dining room and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is an artificial lawn and driveway parking with gated access. To the rear is an enclosed low maintenance garden with artificial lawn and paved patio area, perfect for al fresco dining.

The property is situated in a prominent position with ready access to local shops, schools and recreational facilities. Glasshoughton has its own railway station and ready access to the motorway network. A broader range of amenities are available in the nearby towns of Castleford and Pontefract.

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 front entrance door, central heating radiator, stairs to the first floor landing, fitted understairs storage and doors to the dining room, living room and utility.

UTILITY

5'10" x 4'3" [1.78m x 1.31m]

UPVC double glazed frosted window to the front, space and plumbing for washing machine and fridge/freezer.

LIVING ROOM

13'3" [max] x 13'5" [max] x 11'9" [4.05m [max] x 4.09m [max] x 3.6m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear, electric fireplace with marble hearth, surround and mantle.



DINING ROOM

12'4" x 9'8" [max] x 3'7" [min] [3.77m x 2.95m [max] x 1.1m [min]]

UPVC double glazed bay window to the front, central heating radiator, spotlights and an opening through to the kitchen.



KITCHEN

13'2" x 9'3" [4.03m x 2.82m]

Range of modern shaker style wall and base units with granite work surface over, stainless steel sink and drainer with mixer tap, two integrated ovens with five ring gas hob and extractor hood. Integrated dishwasher, integrated under counter fridge, plinth heater, spotlights, UPVC double glazed window and frosted door to the rear.

FIRST FLOOR LANDING

UPVC double glazed windows to the front, central heating radiator, loft access, storage cupboard and doors to three double bedrooms and the house bathroom.



BEDROOM ONE

13'2" x 10'8" [max] x 8'10" [min] [4.02m x 3.26m [max] x 2.7m [min]]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'9" x 9'8" [max] x 9'0" [min] [3.28m x 2.95m [max] x 2.75m [min]]

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



BEDROOM THREE

13'3" x 7'5" [max] x 3'6" [min] [4.05m x 2.28m [max] x 1.09m [min]]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

10'2" x 5'7" [max] x 2'11" [min] [3.12m x 1.71m [max] x 0.9m [min]]

Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with shower head attachment. UPVC double glazed frosted window to the rear, spotlights, extractor fan and column central heating radiator with towel rail.



OUTSIDE

To the front is an artificial lawn and a gated driveway providing off road parking. To the rear is a low maintenance garden with artificial lawn and paved patio area, perfect for outdoor dining and entertaining, with electric supply to the rear garden, fully enclosed by timber fencing.



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.

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.