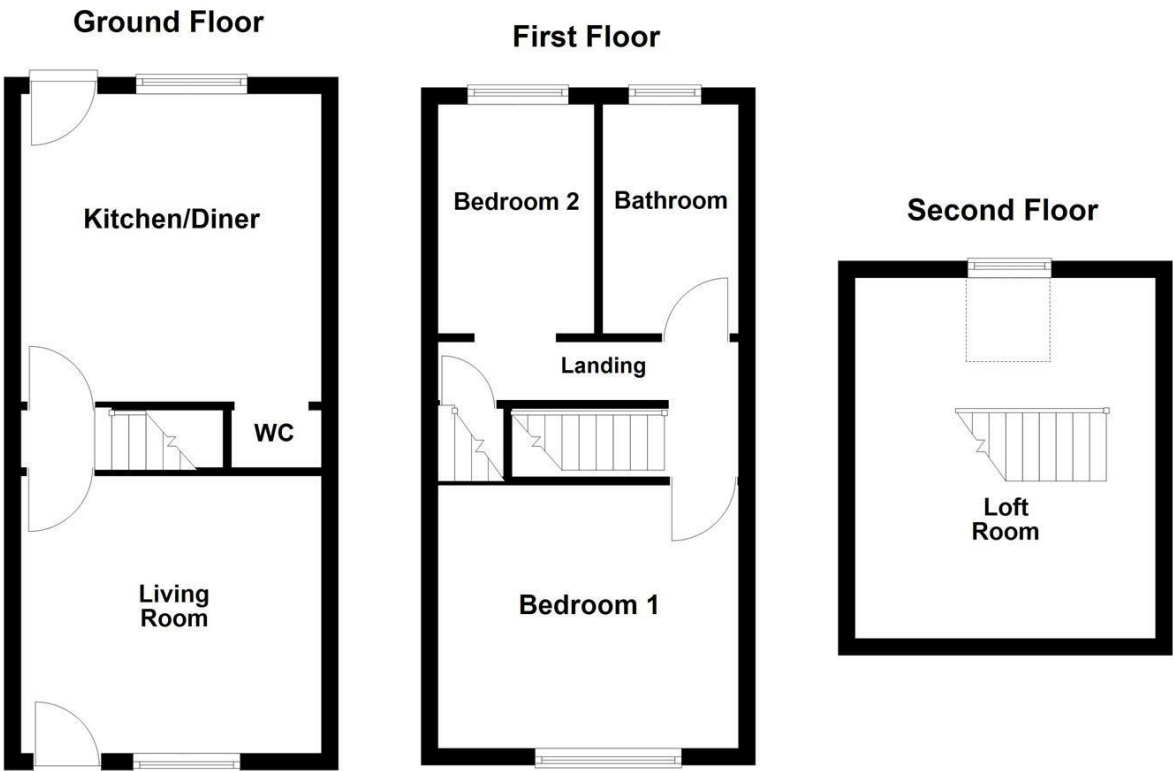




WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844

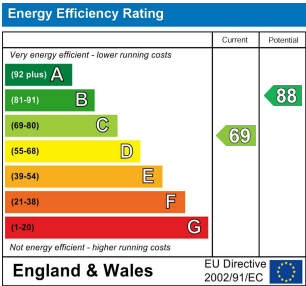


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**61 School Street, Castleford, WF10 2SB**  
**For Sale Freehold £95,000**

A two bedroom terrace home situated in this popular location of Castleford. Boasting an attic room with potential to convert into further accommodation, subject to consents. Close to Castleford town centre, schools and other amenities.

The accommodation briefly comprises of entrance into the living room, kitchen diner, w.c., first floor landing, two bedroom, bathroom and access to the attic room. Outside there is a rear yard.

Castleford is host to a range of amenities within the town centre such as shops, restaurant and public houses. Xscape and Junction 32 are a short drive away, as well as access to the M62 motorway network.

Perfect for first time buyers or young families, having permit parking, UPVC double glazing and gas central heating. A viewing is recommended.





## ACCOMMODATION

### LIVING ROOM

10'11" x 11'10" [3.33m x 3.62m]

Central heating radiator, UPVC double glazed tilt and turn window to the front, UPVC part glazed entrance door, gas and electric meters, staircase to the first floor landing.



### KITCHEN DINER

11'9" x 11'11" [3.60m x 3.65m]

Ideal combination boiler, a range of wall and base units, integrated cooker, four ring gas hob, tiled splashback, stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine, UPVC double glazed window to the rear, laminate

work surfaces, plumbing for a fridge freezer, extractor hood, access to the w.c. Entrance to the rear yard.

### W.C.

Low flush w.c., tiled flooring, central heating radiator.

### FIRST FLOOR LANDING

Access to bedrooms and bathroom/w.c. Staircase leading to the attic room.

### BEDROOM ONE

10'11" x 11'9" [3.35m x 3.60m]

Central heating radiator, UPVC double glazed window to the front.



### BEDROOM TWO

9'1" x 5'7" [2.78m x 1.72m]

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



### BATHROOM/W.C.

5'4" xx 6'5" [1.63m xx 1.98m]

Pedestal wash basin with two taps, central heating radiator, low flush w.c., panelled bath with two taps, separate shower cubicle with mixer and shower head attachment, frosted UPVC double glazed window to the rear, spotlights to the ceiling, clad tiled walls.



### ATTIC ROOM

11'10" x 14'1" [3.61m x 4.31m]

Power, Velux window, storage eaves.

### OUTSIDE

The rear yard has a paved area. There is potential to off road parking if potential purchaser wished to look into. There is permit parking for this street,



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

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