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1 St. Nicholas Street, Castleford, WF10 4EH

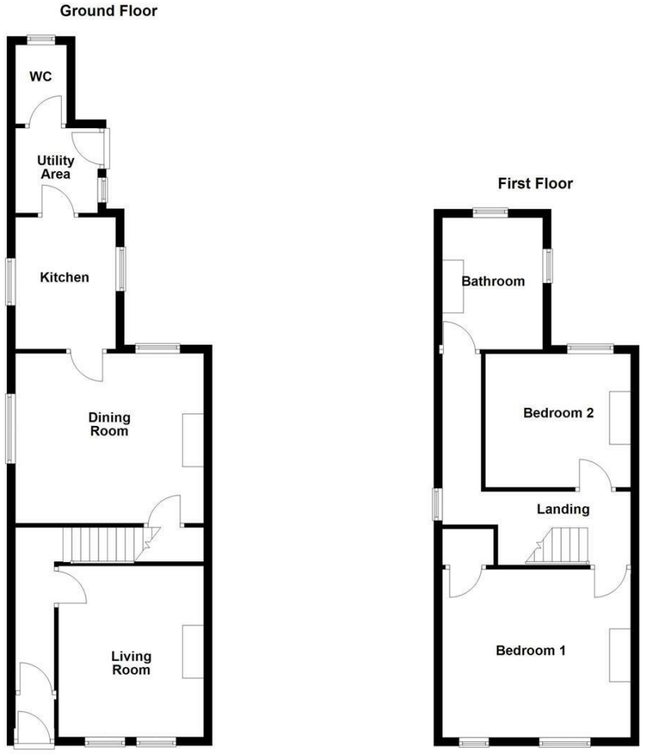
For Sale Freehold Asking Price £135,000

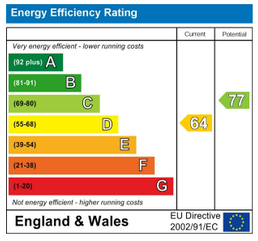
Situated just outside Castleford town centre is this deceptively spacious two bedroom mid terrace property, offering well proportioned accommodation throughout. With two good sized bedrooms, generous reception space, and potential off road parking to the rear, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance porch leading into an inner hallway, providing access to the staircase and doors into the living room and separate dining room. The dining room benefits from useful under-stairs storage and leads through to the kitchen, which in turn provides access to the utility room and downstairs w.c., with an external door opening to the rear. To the first floor, the landing gives access to two bedrooms and the house bathroom. Bedroom one further benefits from an overstairs storage cupboard with loft access. Externally, the property features a low-maintenance front buffer garden, mainly paved and enclosed by walls and fencing, with gated access and established shrubbery. To the rear is a low maintenance garden, incorporating a planted border and a concrete patio/driveway area, offering potential for off road parking. The rear garden is enclosed by walls and timber fencing.

Castleford is an excellent location for a range of buyers, including first time buyers, small families, and professional couples, with a wide selection of shops, schools, and amenities within walking distance of the town centre. The area also benefits from leisure attractions such as Xscape Entertainment Centre, Junction 32 Outlet Village, and Pontefract Racecourse nearby. For commuters, Castleford offers two train stations [Castleford and Glasshoughton] providing local and regional links including Leeds and Sheffield, along with a bus station and convenient access to the M62 motorway.

An early internal viewing is highly recommended to fully appreciate the space and potential on offer.





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 PORCH
Timber framed front door with frosted glass pane leading into the entrance porch, with a further timber framed internal door providing access to the hallway.

HALLWAY
Central heating radiator, staircase rising to the first floor landing, and doors leading to the living room and dining room.

LIVING ROOM
13'2" x 11'3" (4.02m x 3.43m)
Two UPVC double glazed windows to the front elevation, coving to the ceiling, central heating radiator, and solar panel controls.



DINING ROOM
13'1" x 14'2" (4.01m x 4.32m)
Two UPVC double glazed windows to the rear elevation, central heating radiator, gas fireplace with stone hearth, surround and mantel, coving to the ceiling with ceiling rose, and doors providing access to understairs storage and the kitchen.



KITCHEN
10'2" x 7'11" (3.12m x 2.42m)
Fitted with two UPVC double glazed windows to either side elevation, coving to the ceiling, central heating radiator, door through to the utility area, and a range of wall and base units with laminate work surfaces. Stainless steel 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, and space and plumbing for a gas cooker and washing machine.

UTILITY AREA
6'5" x 6'10" (1.96m x 2.10m)
UPVC double glazed door to the side elevation and timber-framed glazed door opening onto the rear garden. Provides additional space for appliances such as a washing machine, tumble dryer, or fridge freezer, and access to the downstairs w.c.



W.C.
6'1" x 3'11" (1.87m x 1.20m)
Fitted with a frosted UPVC double glazed window to the rear elevation, central heating radiator, and low flush w.c.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation and doors providing access to bedroom two and the house bathroom.

BEDROOM ONE
13'2" x 14'7" (4.02m x 4.45m)
Two UPVC double glazed windows to the front elevation, coving to the ceiling, central heating radiator, and access to an overstairs storage cupboard with loft access.



BEDROOM TWO
10'4" x 11'4" (3.16m x 3.46m)
UPVC double glazed windows to the rear elevation, coving to the ceiling, and central heating radiator.



HOUSE BATHROOM/W.C.
10'3" x 7'11" (3.14m x 2.42m)
Two frosted UPVC double glazed windows to the side and rear elevations, coving to the ceiling, central heating radiator, low flush w.c., pedestal wash hand basin with mixer tap, panelled bath with electric shower over and glass shower screen, half tiled walls, Worcester combi boiler, and a fitted storage cupboard.



OUTSIDE
To the front of the property is a small buffer garden, mainly paved and enclosed by walls and iron fencing with a gated access, incorporating mature shrubs. The rear garden is well maintained and comprises planted beds and a concrete patio area suitable for outdoor dining and entertaining, also offering off street parking potential. The garden is enclosed by walls and fencing, with rear access ideal for vehicle use.



SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.