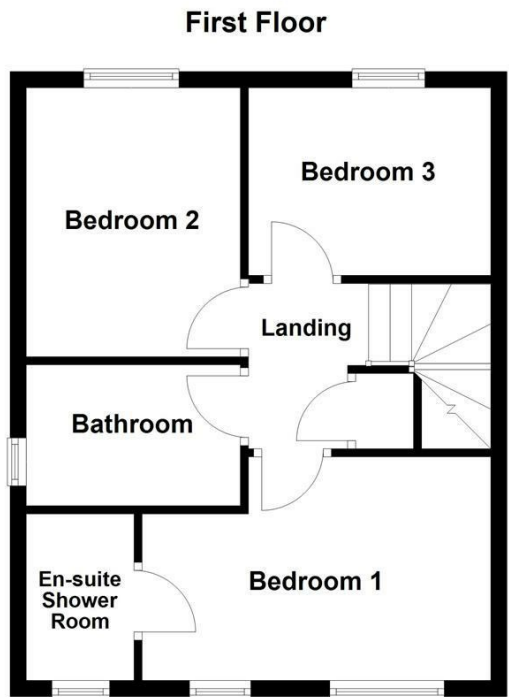
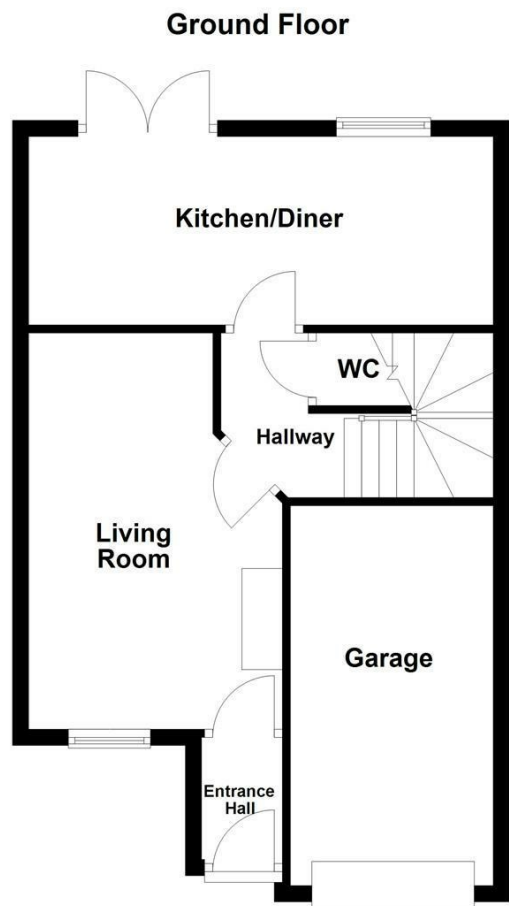


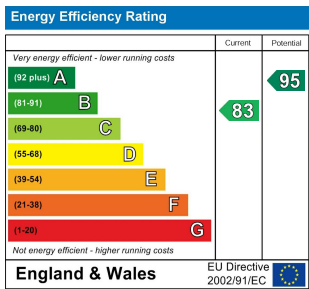


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 16 Chambers Close, Castleford, WF10 5YE

### For Sale Freehold Offers Over £250,000 - £275,000

Nestled within a sought after cul de sac location on this modern development in the Hightown area of Castleford is this superbly presented three bedroom semi detached property, offering well proportioned accommodation throughout, an attractive enclosed rear garden and off road parking.

The accommodation briefly comprises an entrance hall leading through to the living room, which in turn provides access to an inner hallway. The inner hallway leads to the staircase to the first floor, a downstairs WC and a kitchen diner with access to the rear garden. To the first floor, the landing provides access to the loft, a storage cupboard and three good sized bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with the house bathroom. Externally, the front of the property features a lawned area with a paved pathway leading to the entrance door, alongside a tarmac driveway providing off road parking for two vehicles and leading to an integral garage with up and over door, power and lighting. To the rear, the garden is mainly laid to lawn and incorporates a gravelled border, a porcelain paved patio area and a raised decked seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Castleford is a popular location for a wide range of buyers, with this property ideally positioned in Hightown within walking distance of local shops, schools and public houses. The town offers a wide range of amenities including a bus station and two train stations providing links to Leeds, Sheffield and York. The M62 motorway is also easily accessible, making it ideal for commuters, while Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse are all nearby.

This property would make an ideal purchase for first time buyers, growing families or professional couples. Early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

4'11" x 3'7" [1.51m x 1.1m]

Composite front door with glazed panel leading in, central heating radiator and door through to the living room.

### LIVING ROOM

16'0" x 10'4" [4.9m x 3.15m]

UPVC double glazed window to the front, central heating radiator and decorative chimney breast with media wall style finish, tiled hearth and modern mantle. Door through to the inner hallway.



### INNER HALLWAY

Stairs to the first floor landing, central heating radiator and doors to the downstairs WC and kitchen diner.

### W.C.

4'11" x 3'0" [1.5m x 0.92m]

Extractor fan, central heating radiator, low flush WC and wall mounted wash basin with mixer tap and tiled splashback.

### KITCHEN DINER

7'7" x 18'11" [2.33m x 5.78m]

UPVC double glazed window to the rear and French doors leading out to the garden, central heating radiator and fitted with a range of wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, four ring gas hob with stainless steel splashback and extractor, integrated oven, integrated washing machine and integrated fridge freezer. The Ideal boiler is also housed here.

### FIRST FLOOR LANDING

6'2" x 4'0" [1.9m x 1.22m]

Loft access, storage cupboard and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

14'3" x 9'6" [4.35m x 2.92m]

UPVC double glazed windows to the front, central heating radiator and door leading to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'10" x 4'3" [2.1m x 1.32m]

Frosted UPVC double glazed window to the front, chrome heated towel rail, extractor fan, low flush WC, pedestal wash basin with mixer tap and walk in shower cubicle with mains fed shower, along with spotlights and partial tiling.



### BEDROOM TWO

8'8" x 11'1" [2.65m x 3.4m]

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



### BEDROOM THREE

7'10" x 10'0" [2.4m x 3.06m]

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



### HOUSE BATHROOM/W.C.

8'8" x 5'6" [2.65m x 1.7m]

Frosted UPVC double glazed window to the side, spotlights to the ceiling, extractor fan, chrome heated towel rail, low flush WC, pedestal wash basin with mixer tap and panelled bath with electric shower and glass screen, with partial tiling.



### OUTSIDE

To the front, there is a lawned area alongside a tarmac driveway providing off road parking for two vehicles, leading to the single integral garage with up and over door, power and lighting, as well as a paved pathway to the entrance. To the rear, the garden is mainly laid to lawn with pebbled and planted borders, along with both paved and raised decked patio areas with a timber canopy, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it suitable for pets and children.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.