Richard Kendall Estate Agent

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18 Princess Street, Castleford, WF10 2RS

For Sale Freehold £115,000

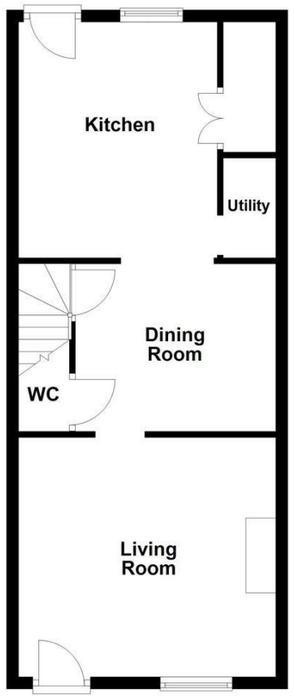
Situated in the Castleford area is this two bedroom mid terraced property extended to the rear, allowing further reception space. The property benefits from two reception rooms and a garage providing off road parking to the rear.

The property briefly comprises of the living room, leading to the dining room. The dining room has an understairs storage cupboard, downstairs W.C., stairs to the first floor landing and has access into the kitchen. The kitchen has access to a utility cupboard, storage cupboard and the rear garden. Upstairs, to the first floor landing there is loft access as well as access to two bedrooms and the bathroom with an over stairs storage cupboard. To the front of the property there is permit on street parking. To the rear of the property the garden is fully enclosed by walls and timber fencing, with a gate to the rear providing access to the garage and is mainly made up of paved patio, perfect for outdoor dining and entertaining purposes

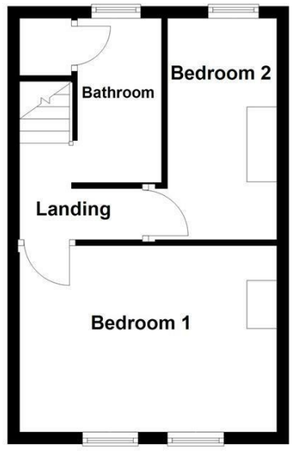
Castleford is ideally located for all local shops and amenities including local schools nearby at Airedale and Castleford. Local bus routes run to and from Castleford town centre and Pontefract. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

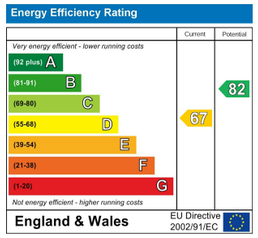
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.

Ground Floor



First Floor





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.

Richard Kendall Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

ACCOMMODATION

LIVING ROOM
13'2" x 14'1" (max) x 12'5" (min) (4.02m x 4.3m (max) x 3.81m (min))
UPVC double glazed frosted entrance door into the living room. UPVC double glazed window to the front, opening to the dining room, coving to the ceiling.

DINING ROOM
9'2" x 10'10" (2.8m x 3.32m)
Opening to the kitchen, door into downstairs W.C., access to understairs storage cupboard, stairs providing access to the first floor landing, coving to the ceiling.

DOWNSTAIRS W.C.
7'3" x 6'4" (2.23m x 1.95m)
Low flush W.C..

KITCHEN
13'0" x 10'7" (3.97m x 3.24m)
Frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear, opening to the utility storage, access to a storage cupboard, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring electric hob, space for a fridge freezer.

UTILITY
Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and an opening into the bathroom.

BEDROOM ONE
10'2" x 14'1" (max) x 12'11" (min) (3.12m x 4.3m (max) x 3.95m (min))
Two UPVC double glazed windows to the front, coving to the ceiling, central heating radiator.

BEDROOM TWO
12'3" x 6'10" (max) x 4'11" (min) (3.75m x 2.09m (max) x 1.5m (min))
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.

BATHROOM
4'7" x 9'1" (1.4m x 2.77m)
Frosted UPVC double glazed window to the rear, over stairs storage cupboard, extractor fan, coving to the celling, chrome ladder style central heating radiator, half tiling. Low flush W.C., wash basin built into a storage unit with storage below and mixer tap, 'P' shaped bath and mixer tap, mains fed over head shower and shower head attachment with glass shower screen.

OUTSIDE
To the front of the property there is on street permit parking. To the rear of the property the garden is fairly low maintenance which is mainly paved patio, perfect for outdoor dining and entertaining purposes and the garden is fully enclosed by timber fencing with a timber gate at the rear with access to a single detached garage providing off road parking which is accessed from the back of princess street.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.