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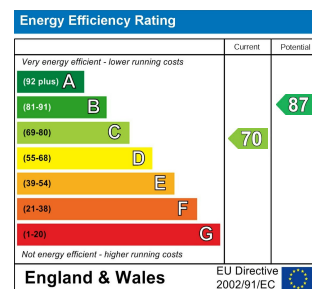
**55 Smawthorne Lane, Castleford, WF10 4EL**  
**For Sale Freehold Guide Price £160,000 - £165,000**

Situated just a short distance from the centre of Castleford, this deceptively spacious and superbly presented two bedroom mid terrace property offers well proportioned accommodation throughout. Boasting ample reception space, and an attractive enclosed rear garden, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance porch leading into an inner hallway, which in turn provides access to both the living room and dining room. The dining room leads through to the first floor landing via the staircase and also provides access to the kitchen. The kitchen benefits from an under stairs pantry cupboard and a door leading out to the rear garden. To the first floor landing, there is access to the house bathroom and two well sized bedrooms. The principal bedroom further benefits from a walk in wardrobe style cupboard and access to the loft space. Externally, to the front of the property is a low maintenance garden, predominantly paved and enclosed by wall boundaries, with a gate providing access to the front entrance. To the rear, the garden is thoughtfully arranged and fully enclosed, making it ideal for both children and pets. It features two useful outbuildings for storage, allotment style planted beds, and a stone paved patio area with a pathway leading to a further concrete seating area. This is enhanced by a timber canopy, creating an excellent space for outdoor dining and entertaining.

Castleford is a highly convenient and well connected location, appealing to a wide range of buyers including first-time purchasers, professional couples, and small families. A variety of shops, schools, and amenities are within walking distance, particularly within Castleford town centre. The area is also home to the popular Xscape leisure complex and Junction 32 shopping outlet, with Pontefract Racecourse located a short drive away. Excellent transport links are available, including local bus routes, Castleford bus station, and train station, offering connections to Leeds, Sheffield, and York. The M62 motorway network is also easily accessible, ideal for commuters.

Only a full internal inspection will truly reveal all that this fantastic home has to offer, and early viewing is highly recommended to avoid disappointment.



**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.

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 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.

**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



## ACCOMMODATION

### ENTRANCE PORCH

Entrance porch with a composite front door featuring frosted glass inserts, leading into the property and providing access through to the inner hallway.

### INNER HALLWAY

Inner hallway with a central heating radiator, door leading into the living room, and an opening through to the dining room.

### LIVING ROOM

14'11" x 12'3" [4.55m x 3.75m]

Featuring UPVC double glazed sash style windows to the front aspect and a central heating radiator.



### DINING ROOM

15'0" x 15'10" [max] x 11'6" [min] [4.58m x 4.85m [max] x 3.52 [min]]

With stairs leading to the first floor landing, a UPVC double glazed window to the rear, and a central heating radiator. There is also a decorative fireplace with exposed brick surround and hearth, along with an opening through to the kitchen.



### KITCHEN

12'4" x 8'11" [3.78m x 2.72m]

Fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and additional filtered water tap. There is space and plumbing for a gas cooker and washing machine, as well as space for a freestanding fridge freezer. Additional features include an under-stairs storage cupboard, inset ceiling spotlights, a wall mounted Worcester combi boiler, a

UPVC double glazed window to the side, and a timber framed door with frosted glass panel providing access to the rear garden.

### FIRST FLOOR LANDING

First floor landing with doors leading to two bedrooms, and the house bathroom.

### BEDROOM ONE

14'11" x 15'11" [max] x 14'7" [min] [4.55m x 4.86m [max] x 4.47m [min]]

UPVC double glazed sash style windows to the front aspect, inset ceiling spotlights, and a central heating radiator. There is also access to a walk in wardrobe style storage cupboard with loft access.



### BEDROOM TWO

14'11" x 10'0" [max] x 8'11" [min] [4.57m x 3.07m [max] x 2.73m [min]]

UPVC double glazed window to the rear, a column style central heating radiator, and an exposed brick chimney breast.



### BATHROOM

8'10" x 12'3" [2.70m x 3.75m]

Comprising two UPVC double glazed windows to the side (one frosted), inset ceiling spotlights, and two chrome ladder style heated towel radiators. The suite includes a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and a panelled P shaped bath with mixer tap, mains-fed overhead shower, additional shower attachment, and glass shower screen, complemented by partial tiling.



### OUTSIDE

To the front, the property benefits from a low maintenance garden, predominantly paved and enclosed by walls, with a timber gate providing access to the entrance. To the rear, the garden provides access to two brick built external storage units and features an allotment style layout with planted beds and a stone paved patio area. This leads to a further concrete seating area at the rear, ideal for outdoor dining and entertaining, complete with a timber canopy. The garden is fully enclosed by walls and timber fencing, with a timber gate providing rear access.



### 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.