



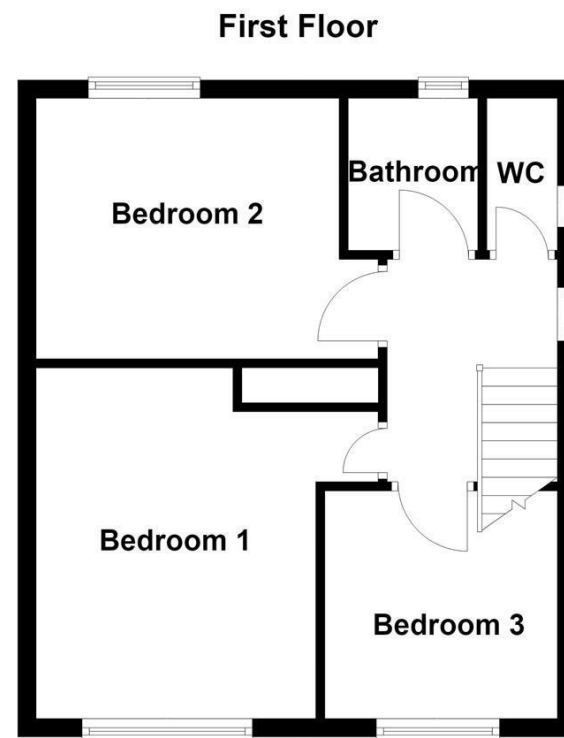
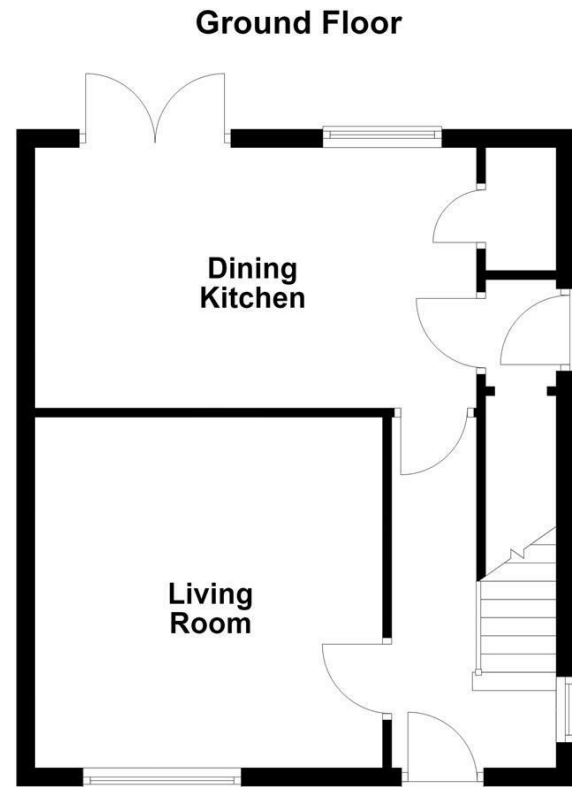
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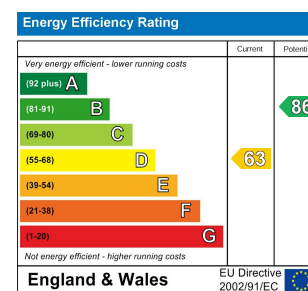
11 Kendal Drive, Castleford, WF10 3SP For Sale Freehold Offers Over £165,000

A deceptively spacious and beautifully finished three bedroom semi detached family home situated within this popular residential area, conveniently positioned for easy access to a range of local amenities, schools and transport links.

Benefitting from gas central heating and UPVC double glazing throughout, this comfortable and well appointed family home is approached via a welcoming entrance hall leading into a spacious living room overlooking the front aspect. Spanning the rear of the property is a well presented dining kitchen, fitted with a range of units and integrated cooking facilities, together with patio doors opening onto the rear garden. The property also benefits from a useful pantry storage cupboard and a side porch providing access to an understairs storage area. To the first floor, there are two double bedrooms and a further well proportioned single bedroom, all served by a bathroom fitted with a modern white and chrome suite, in addition to a separate WC. Externally, the property enjoys ample off street parking to the front, whilst to the rear there is a generously sized garden predominantly laid to lawn, incorporating two patio seating areas and useful storage sheds.

The property is situated within this popular residential area, close to a range of local amenities including shops, schools and recreational facilities. A broader selection of amenities can be found in Castleford town centre, which also benefits from railway stations and excellent access to the motorway network.

Only a full internal inspection will fully appreciate the space and potential this family home has to offer. An early viewing is highly recommended.



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.

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,

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Accessed via a composite front entrance door with side window, staircase leading to the first floor landing and central heating radiator.

LIVING ROOM

12'7" x 12'5" [3.85m x 3.8m]

Window to the front elevation, central heating radiator and provision for a wall mounted television.



DINING KITCHEN

16'0" x 9'6" [4.9m x 2.9m]

Fitted with a range of modern cream fronted wall and base units with quartz stone worktops incorporating a

stainless steel sink unit, ceramic hob with extractor hood above and built in oven. Space and plumbing for a washing machine and tumble dryer along with space for a tall fridge freezer. Tiled flooring throughout, window and French doors leading out to the rear garden. Dining area with double central heating radiator and provision for a wall mounted television.



SIDE ENTRANCE PORCH

Useful understairs storage cupboard and separate pantry.

FIRST FLOOR LANDING

Window to the side elevation, central heating radiator and loft access hatch.

BEDROOM ONE

13'1" x 9'10" [4.0m x 3.0m]

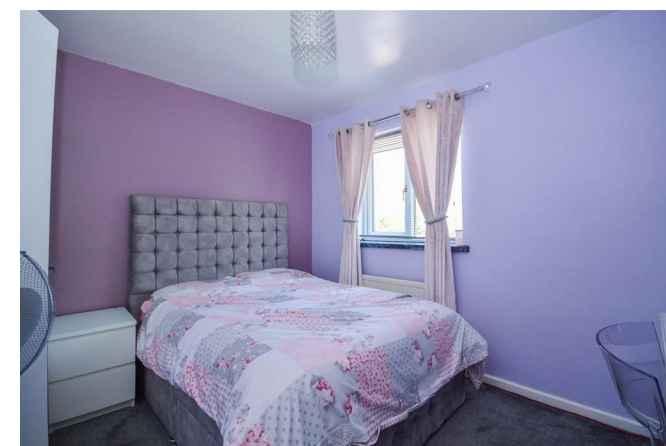
Window to the front elevation and central heating radiator.



BEDROOM TWO

9'2" x 10'9" [2.8m x 3.3m]

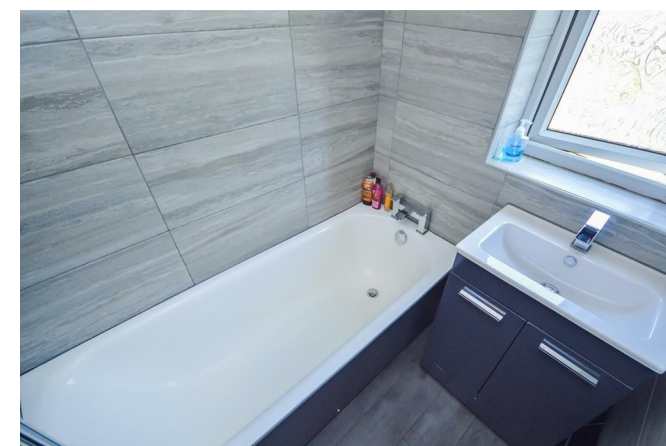
Window overlooking the rear garden, central heating radiator and built in storage cupboard.



BEDROOM THREE

8'10" x 8'2" [2.7m x 2.5m]

Window overlooking the front elevation, central heating radiator and overstairs bulkhead.



BATHROOM

5'6" x 4'11" [1.7m x 1.5m]

Fitted with a panel bath with electric shower over and folding glazed screen, vanity wash basin with cupboard below and contemporary style heated towel radiator. Frosted window to the rear elevation.

W.C.

5'6" x 2'3" [1.7m x 0.7m]

Fitted with a low suite WC and frosted window to the side elevation. The wall mounted Ideal gas fired combination boiler is also housed within this room.

OUTSIDE

To the front, the property enjoys a low maintenance garden incorporating paved and gravelled areas providing ample off street parking. A pathway runs down the side of the property leading to the rear garden, where there is a brick built storage shed along with a further timber shed. The rear garden is mainly laid to lawn with established shrub borders and two patio seating areas, enjoying a pleasant sunny aspect.



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.