



WAKEFIELD  
01924 291 294

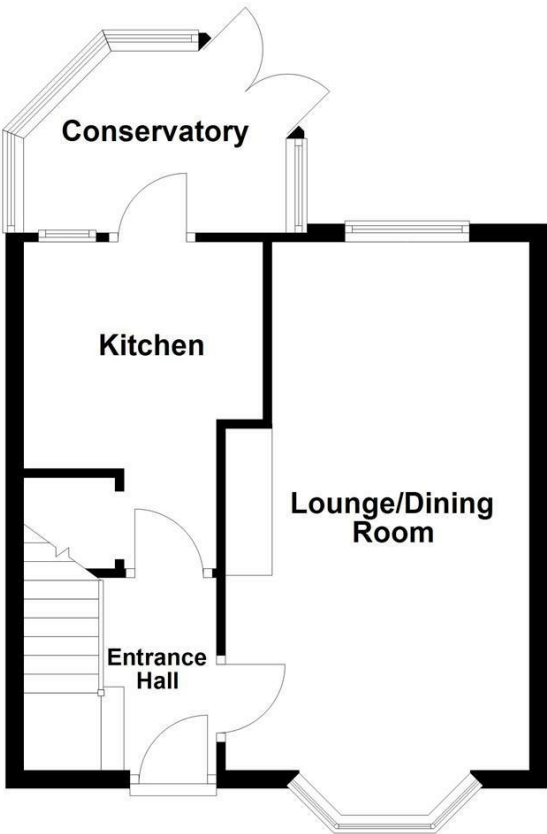
OSSETT  
01924 266 555

HORBURY  
01924 260 022

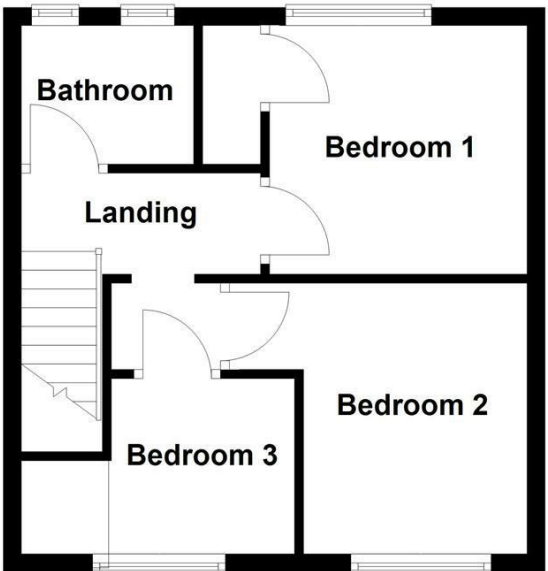
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

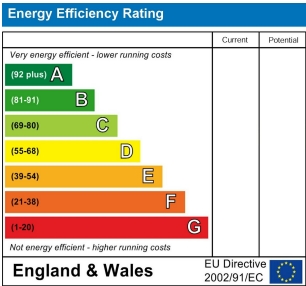


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



98 Kendal Drive, Castleford, WF10 3RZ  
For Sale Freehold £130,000

Situated in Castleford, this three bedroom end terraced home offers generously proportioned accommodation throughout. Featuring ample reception space, and a spacious plot with a large lawned garden and off road parking, this property is certainly not one to be missed.

The accommodation comprises an entrance hall with access to the first floor via the staircase, as well as doors leading to the spacious dining room and kitchen. The kitchen opens into a conservatory, which provides direct access to the rear garden. To the first floor, the landing offers access to the loft, three bedrooms, and the house bathroom. Bedroom one also benefits from a built-in storage cupboard. To the front of the property, there is a low-maintenance garden with established shrubs and a paved driveway providing off-road parking for two vehicles. A pathway to the side of the property leads to the rear garden, which is mainly laid to lawn and features both paved and decked patio areas, ideal for outdoor dining and entertaining. The garden also includes access to brick-built outbuildings and a shed, and is fully enclosed by fencing.

This area is ideal for a variety of buyers, including first time purchasers, small families, and professional couples. Local shops and schools are within walking distance, while Castleford town centre and nearby towns such as Pontefract and Knottingley provide a broader range of amenities. Regular bus routes run close to Kendal Drive, and the property is conveniently located for access to the M62 motorway network and two nearby train stations, offering excellent links to major cities.

A full internal inspection is highly recommended to appreciate all that this property has to offer. Early viewing is advised to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor landing. Doors into the living/dining room and the kitchen.

### KITCHEN

8'8" x 11'11" [max] x 6'9" [min] [2.65m x 3.65m [max] x 2.08m [min]]

UPVC double glazed window to the conservatory, frosted UPVC double glazed door into the conservatory, coving to the ceiling, understairs storage cupboard. Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for a gas cooker with stainless steel extractor above and partial stainless steel splashback, and space and plumbing for a washing machine.

### LOUNGE/DINING ROOM

19'5" x 11'1" [max] x 9'2" [min] [5.92m x 3.4m [max] x 2.8m [min]]

UPVC double glazed bay window to the front, UPVC double glazed window to the rear, coving to the ceiling, gas fireplace with a marble hearth and wooden mantle.



### CONSERVATORY

9'7" x 9'10" [max] x 5'1" [min] [2.94m x 3.0m [max] x 1.57m [min]]

Surrounded by UPVC double glazed windows, UPVC double glazed French doors to the rear garden, wall mounted wall heater.



### BEDROOM ONE

9'10" x 10'9" [3.02m x 3.3m]

UPVC double glazed window to the rear, coving to the ceiling, storage cupboard.



### BEDROOM TWO

8'2" x 10'7" [max] x 8'6" [min] [2.51m x 3.23m [max] x 2.6m [min]]

UPVC double glazed window to the front, coving to the ceiling.

### BEDROOM THREE

6'1" x 9'8" [max] x 6'4" [min] [1.86m x 2.97m [max] x 1.95m [min]]

UPVC double glazed window to the front, coving to the ceiling.



### BATHROOM

6'0" x 5'0" [1.83m x 1.54m]

Two frosted UPVC double glazed windows to the rear, coving to the ceiling. Low flush W.C., pedestal wash basin, panelled bath with mixer tap and shower head attachment.



### OUTSIDE

To the front of the property, the garden is laid to lawn with mature shrubs throughout. There is also a paved driveway providing off-road parking for two vehicles, along with timber fencing and a gated walkway around. The rear garden is mainly laid to lawn and includes access to brick-built outbuildings and a shed. There is also a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed with fencing and features a small decked area.



### 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.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Nearby, there are shops, and a nature walk. Kendal Drive is on a bus route."