



WAKEFIELD
01924 291 294

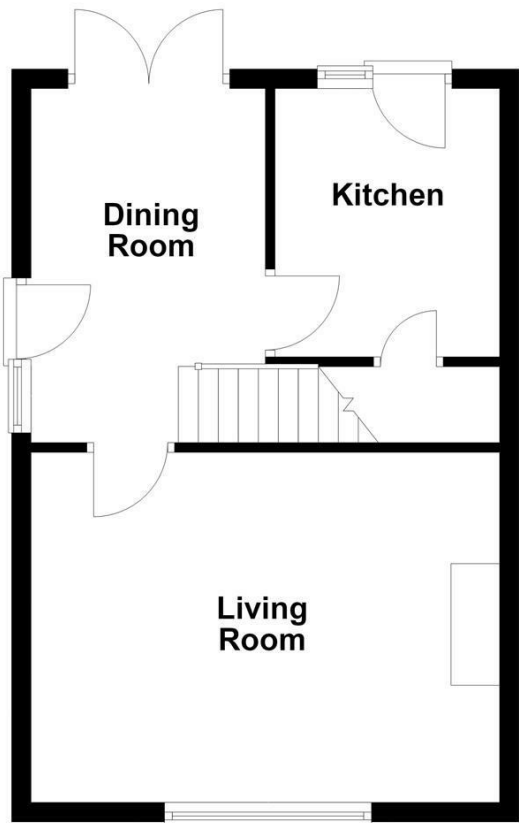
OSSETT
01924 266 555

HORBURY
01924 260 022

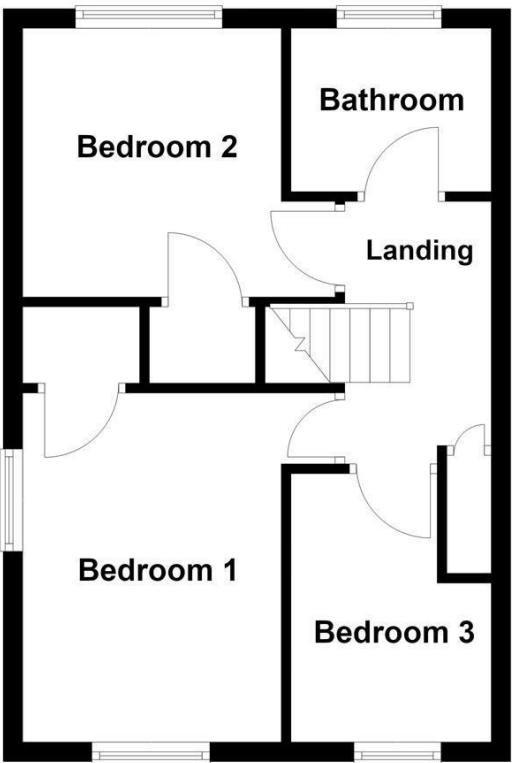
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

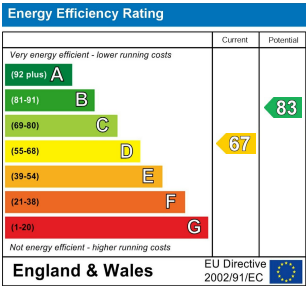


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



3 Heald Street, Castleford, WF10 4LS

For Sale Freehold £185,000

Situated on this sought after development in Castleford, and benefitting from no chain is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout. Boasting generous reception space, off road parking, an enclosed rear garden and a detached garage, this attractive property is ideally suited to a range of buyers. The property also benefits from a recently installed combi boiler benefitting from a further 5 years guarantee.

The accommodation briefly comprises a dining room with staircase providing access to the first floor, together with doors leading to the living room and kitchen and access out to the rear garden. The kitchen also provides access to the rear garden and benefits from useful understairs storage. To the first floor is a landing with loft access and a fitted storage cupboard. Doors lead to three bedrooms and the house bathroom, with bedrooms one and two both benefitting from useful over stairs storage cupboards. Externally, to the front is a low maintenance pebbled and block paved garden providing off road parking, with mature hedging offering a degree of privacy. A paved pathway runs down the side of the property, providing access to the side entrance and rear garden. The rear garden is predominantly laid to lawn, not overlooked and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also a detached single garage with up and over door, accessed from the rear via Hill Street. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Castleford is a popular and convenient location for a range of buyers, particularly first time buyers, professional couples and small families. Local shops, schools and everyday amenities are all within easy reach, with Castleford town centre only a short distance away. The area benefits from excellent transport links, with regular bus services, Castleford bus station and railway connections providing access to Leeds, Manchester and York. The M62 motorway network is also within easy reach, making the property particularly convenient for commuters. Castleford also offers a wide range of leisure and retail facilities, including Junction 32 Outlet Shopping and Xscape Yorkshire, while Pontefract Racecourse is also within easy reach.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

DINING ROOM

7'11" x 11'11" [max] x 9'1" [min] [2.42m x 3.65m [max] x 2.78m [min]]
Composite side entrance door, frosted UPVC double glazed window overlooking the side elevation and a set of UPVC double glazed French doors opening onto the rear garden. Coving to the ceiling, dado rail and central heating radiator. Staircase providing access to the first floor landing, with doors leading to the kitchen and living room.



KITCHEN

8'8" x 7'4" [2.65m x 2.26m]
Frosted UPVC double glazed rear entrance door and UPVC double glazed window overlooking the rear elevation. Access to a useful understairs storage cupboard, coving to the ceiling and central heating radiator. Fitted with a modern range of gloss fronted wall and base units with work surfaces over, incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks.

Space and plumbing for a washing machine and tumble dryer, together with a four ring electric hob with extractor hood above and integrated oven.

LIVING ROOM

11'0" x 15'10" [max] x 14'4" [min] [3.36m x 4.83m [max] x 4.38m [min]]
Coving to the ceiling, dado rail, UPVC double glazed window overlooking the front elevation and central heating radiator. Feature electric fire with marble hearth and surround and decorative mantle.



FIRST FLOOR LANDING

Loft access, coving to the ceiling, door to a useful storage cupboard and further doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 11'1" [max] x 8'8" [min] [3.67m x 3.40m [max] x 2.65m [min]]
Two UPVC double glazed windows overlooking the front and side elevations, central heating radiator and access to a useful over stairs storage cupboard.



BEDROOM TWO

8'10" x 11'3" [max] x 8'9" [min] [2.71m x 3.45m [max] x 2.67m [min]]
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and access to a further storage cupboard.



BEDROOM THREE

6'9" x 8'11" [max] x 5'11" [min] [2.06m x 2.73m [max] x 1.82m [min]]
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



BATHROOM

5'6" x 6'8" [1.68m x 2.05m]
Frosted UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with electric shower attachment and glazed shower screen. Fully tiled walls.



OUTSIDE

To the front of the property is a low maintenance garden, predominantly pebbled, with timber fencing to one side, walling to the other and mature hedging to the front. A block paved driveway provides off road parking and continues down the side of the property towards the rear garden. The rear garden is predominantly laid to lawn, not overlooked and incorporates a paved patio area, ideal for outdoor dining and entertaining. There is also a detached single garage with up and over door, accessed from the rear via Hill Street. The rear garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.



PLANNING PERMISSION

Planning permission has been approved for a single storey rear extension. Further details can be found on the Wakefield Council Planning Portal. Ref: 24/00051/CPL

COUNCIL TAX BAND

The council tax band for this property is B.

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.