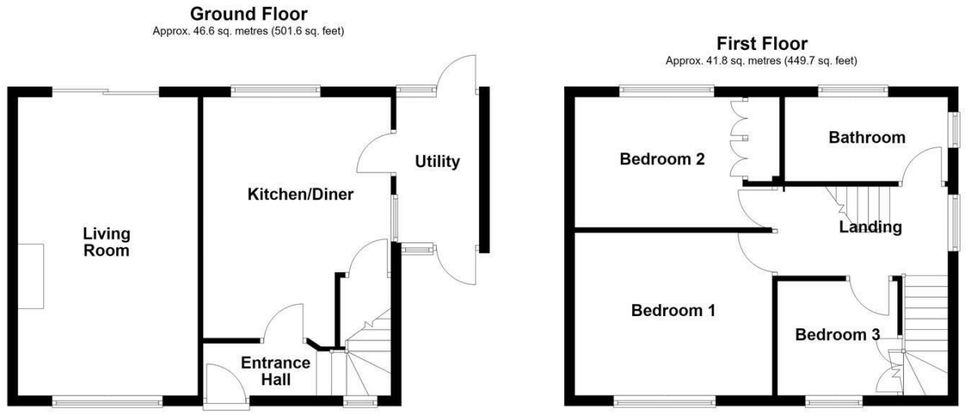
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 107.3 sq. metres (1154.7 sq. feet)



94 Brigshaw Drive, Allerton Bywater, Castleford, WF10 2HS

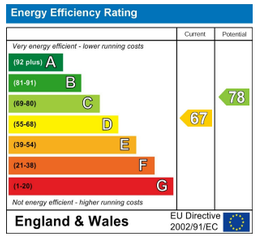
For Sale Freehold £210,000

A superb opportunity to purchase this spacious three bedroom semi detached family home, offering well proportioned accommodation, ample off road parking and the added benefit of three useful loft rooms providing excellent additional space.

The property is approached via a generous tarmac driveway providing off road parking for up to three vehicles. A timber entrance door with glazed inserts opens into a spacious and welcoming entrance hall, which provides access to the principal ground floor accommodation. The kitchen diner is fitted with a range of contemporary high gloss units and incorporates a range cooker, together with useful understairs storage. From here, access is provided to a separate utility room, while a further door leads through into the generously proportioned living room. Enjoying a dual aspect, the living room benefits from an abundance of natural light and features sliding patio doors opening directly onto the landscaped rear garden. To the first floor are three good sized bedrooms, with bedrooms two and three both benefitting from built-in wardrobes. The bedrooms are served by a modern three piece family bathroom. A timber staircase ladder from the first floor provides access to three additional loft rooms on the second floor, offering valuable and versatile ancillary space. One of the rooms features a timber framed double glazed Velux window overlooking the front elevation and provides access into further loft storage.Externally, the property benefits from the generous driveway to the front, while to the rear is an attractive landscaped garden providing an excellent setting for outdoor relaxation and entertaining.

Conveniently situated for a range of local amenities and schools, the property also benefits from regular bus routes providing connections towards Castleford and Pontefract. The M62 motorway network is within easy reach, making the location particularly convenient for those commuting further afield.

Offering generous family accommodation together with excellent parking, an attractive garden and particularly useful additional loft space, an early viewing is highly recommended to fully appreciate all that this property has to offer.



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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with UPVC double glazed side panel leading into the entrance hall. Further UPVC double glazed window overlooking the front elevation, central heating radiator with decorative cover and timber door with glazed insert providing access into the kitchen diner.

KITCHEN/DINER
Fitted with a modern range of high gloss wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. The current vendors are including the Rangemaster style cooker, incorporating two ovens, five ring gas hob and hot plate, with stainless steel splashback and extractor hood above. Integrated full size dishwasher, space and plumbing for a washing machine and space for a large freestanding fridge freezer. Central heating radiator, coving and inset spotlights to the ceiling. UPVC double glazed windows overlooking the side and rear elevations provide a dual aspect. Doors provide access to the utility room and living room.

LIVING ROOM
11'5" x 18'11" (3.50m x 5.78m)
Laminate flooring, central heating radiator and dual aspect UPVC double glazing, with a window overlooking the front elevation and sliding patio doors opening directly onto the landscaped rear garden.



UTILITY
5'3" x 9'2" (1.62m x 2.81m)
Two UPVC double glazed windows overlooking the front and rear elevations, together with UPVC double glazed doors providing access to both the front and rear of the property. Fitted with a range of high gloss base units with laminate work surface over, fixed wall mounted coat racks, part timber clad walls and wall light.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and central heating radiator. Four doors provide access to three bedrooms and the modern house bathroom. A staircase ladder provides access to the loft rooms on the second floor.

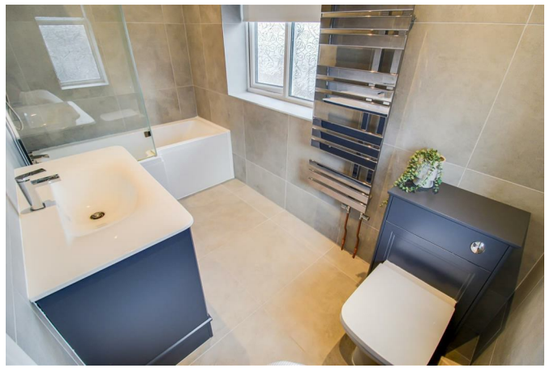
BEDROOM ONE
12'4" x 10'2" (3.76m x 3.11m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO
12'10" x 8'5" (3.92m x 2.58m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Two built-in double wardrobes provide useful storage.



BEDROOM THREE
7'2" x 7'6" (2.20m x 2.30m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Built-in double door storage cupboard positioned over the stair bulkhead.



BATHROOM/W.C.
5'3" x 10'4" (1.62m x 3.17m)
Fitted with a contemporary suite comprising L-shaped panelled bath with matching glazed shower screen, chrome waterfall mixer tap and separate mixer shower over with rainfall shower head and additional shower attachment. Wall mounted wash basin with chrome waterfall mixer tap set above vanity drawers and low flush W.C. with concealed cistern. Fully tiled walls and flooring, chrome ladder style radiator, wall mounted extractor fan and inset spotlights to the ceiling. Two frosted UPVC double glazed windows overlooking the rear and side elevations provide a dual aspect.

LOFT ROOM
9'1" x 8'1" (2.78m x 2.48m)
Two built-in shelved storage cupboards, together with a timber framed double glazed Velux window with an integrated blind overlooking the front. Power and lighting are also provided within the loft space.



OUTSIDE
To the front is a tarmacadam driveway providing off road parking for up to three vehicles, complemented by low maintenance pebbled borders with established planting and feature uplighting. The landscaped rear garden has been designed for ease of maintenance and incorporates a composite decked patio area, ideal for outdoor dining and entertaining. Beyond is an artificial lawn with low maintenance pebbled borders, together with a block paved pathway leading to the utility entrance. An external water point is also positioned to the rear of the property.



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.

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.