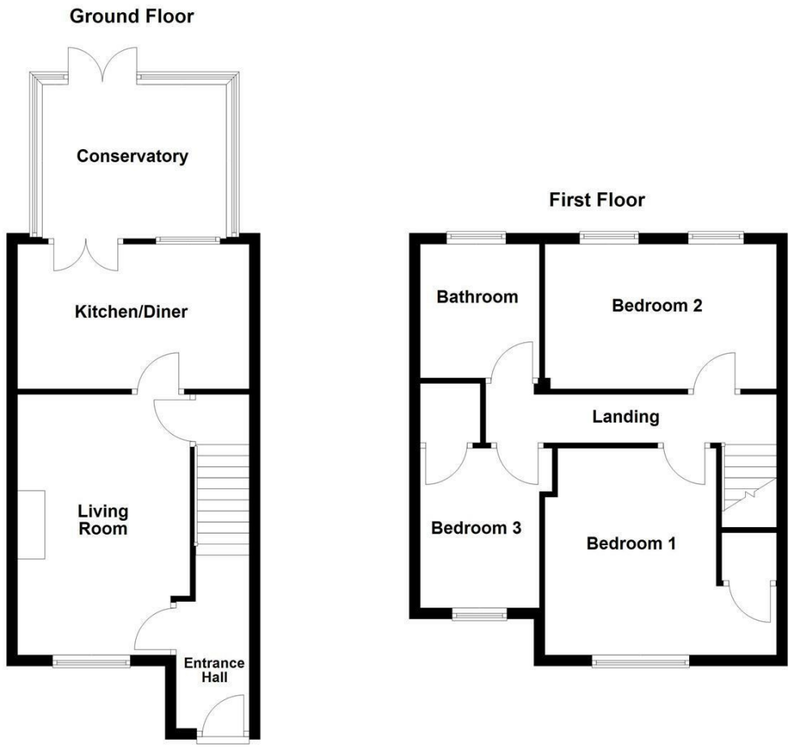
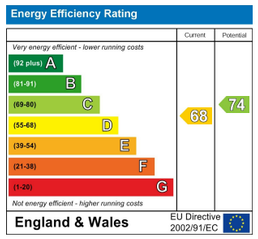



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 4 The Maltins, Castleford, WF10 1HN

## For Sale Freehold £180,000

Nestled within a cul de sac location on the edge of Castleford town centre is this deceptively spacious three bedroom mid townhouse, offering well proportioned accommodation throughout, off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the living room, which in turn provides access to useful understairs storage and the kitchen diner. The kitchen diner leads through to a conservatory overlooking the rear garden, creating an ideal additional reception space. To the first floor, the landing provides loft access and leads to three good sized bedrooms, with bedroom one benefitting from fitted wardrobes and overstairs storage, while bedroom three also includes fitted storage. The property is served by a modern four piece house bathroom. Externally, the front of the property features a block paved driveway providing off road parking for two vehicles, with a pathway leading to the entrance and side access. Additional resident parking is available nearby. To the rear, the garden is designed for low maintenance and incorporates paved patio areas ideal for outdoor dining and entertaining, along with raised planted beds with railway sleeper borders and mature shrubs. The garden is fully enclosed, making it suitable for both pets and children. A further side pathway provides access for neighbouring properties.

Castleford is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples. The property is within walking distance of local shops, schools and amenities within Castleford town centre. The area benefits from a bus station and two train stations providing links to Leeds, Manchester and York, while the M62 motorway is easily accessible for commuters. Xscape Yorkshire and Junction 32 Shopping Outlet are also nearby, along with Pontefract Racecourse a short distance away.

Offered for sale with no chain, only a full internal inspection will fully appreciate the space and potential this home has to offer. Early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
3'11" x 7'4" (1.20m x 2.25m)
Composite front door with frosted glass panel leading in, coving to the ceiling, central heating radiator, stairs to the first floor landing and door through to the living room.

### LIVING ROOM
15'9" x 10'4" (4.82m x 3.16m)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, access to understairs storage cupboard and opening through to the kitchen diner. Electric fireplace with marble hearth and surround, with gas connection available.



### KITCHEN DINER
13'8" x 8'8" (4.17m x 2.65m)
Coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the conservatory and French doors leading through. Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor hood and integrated double oven. Space and plumbing for washing machine and space for fridge freezer.



### CONSERVATORY
8'8" x 10'8" (2.65m x 3.26m)
UPVC double glazed windows and French doors leading out to the rear garden, central heating radiator and brick base construction.



### FIRST FLOOR LANDING
17'4" x 3'4" (5.30m x 1.02m)
Loft access, coving to the ceiling and doors to three bedrooms and the house bathroom.

### BEDROOM ONE
13'8" x 12'5" (4.18m x 3.81m)
UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator, bulkhead storage cupboard housing the Worcester combi boiler and fitted wardrobes with sliding mirrored doors.



### BEDROOM TWO
8'10" x 13'8" (2.70m x 4.18m)
Two UPVC double glazed windows to the rear, coving to the ceiling and central heating radiator.



### BEDROOM THREE
9'7" x 7'1" (2.93m x 2.16m)
UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and access to a wardrobe storage cupboard (1.04m x 1.07m).



### BATHROOM/W.C.
8'3" x 7'0" (2.53m x 2.15m)
Frosted UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and extractor fan. Fitted with a suite comprising low flush WC, wash basin set into storage unit and panel bath with separate shower cubicle and glass screen. Fully tiled.



### OUTSIDE
To the front, there is a block paved driveway providing off road parking for two vehicles, with a paved pathway and steps leading to the entrance and side access. The rear garden features paved seating areas, raised planted beds with railway sleeper borders and mature shrubs, fully enclosed by timber fencing. A right of access runs along the side pathway for neighbouring properties for bin access.



### 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.