



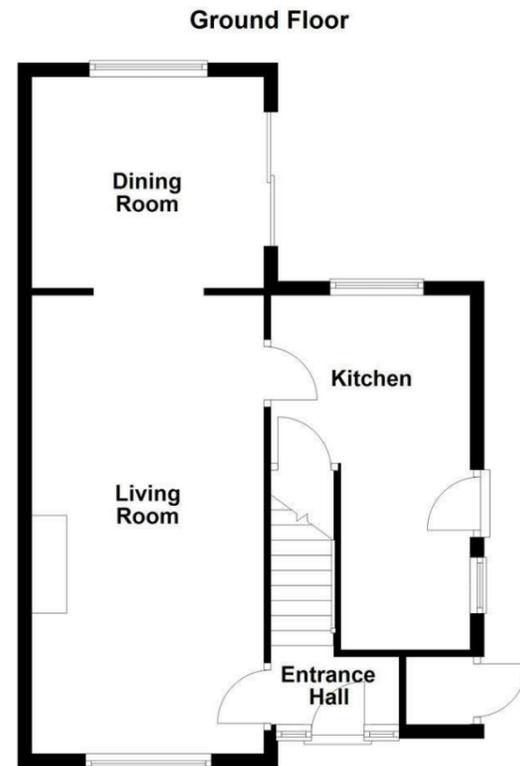
WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**23 Temple Street, Castleford, WF10 5RE**

**For Sale Freehold £145,000**

Situated in the Half Acres area of Castleford is this deceptively spacious three bedroom semi detached property. Requiring a degree of modernisation, the property offers fantastic potential with well proportioned accommodation, an extension to the rear, gardens to both the front and rear, and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to both the living room and kitchen, which are also interconnected. The living room leads through to the dining room, which in turn provides access to the rear garden. The kitchen benefits from understairs storage and a side access door. To the first floor, the landing provides access to three good sized bedrooms, all with built in storage, together with a house bathroom and separate WC. There is also loft access from the landing. Externally, the front garden is mainly laid to lawn with mature shrubbery, enclosed by walling and timber fencing. A paved and pebbled driveway provides off road parking, along with a pathway leading to the entrance door. There is also an attached external storage area, ideal for outdoor use. The rear garden is tiered, with the upper level mainly laid to lawn with mature planting and space for a garden shed. The lower level features a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

The property is ideally located within walking distance of local shops, schools and amenities, as well as Castleford town centre. Excellent transport links are available, with local bus routes, two train stations providing access to Wakefield, Leeds and Sheffield, and the M62 motorway a short drive away. Nearby attractions include Xscape Yorkshire and Junction 32 retail outlet.

This property would make an excellent purchase for a range of buyers, particularly those looking for a project or investment opportunity. An early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hall with stairs leading to the first floor landing, opening into the kitchen and door through to the living room.

### LIVING ROOM

21'6" x 10'10" [6.57m x 3.32m]

Coving to the ceiling, opening through to the dining room and door leading into the kitchen.



### DINING ROOM

10'3" x 9'10" [3.14m x 3.02m]

UPVC double glazed window to the rear elevation, sliding UPVC double glazed doors leading out to the rear garden and coving to the ceiling.



### KITCHEN

16'7" x 9'4" [5.07m x 2.86m]

Two UPVC double glazed windows to the side and rear elevations together with a UPVC double glazed door to the side. Access to understairs storage cupboard and fitted with a range of wall and base units with laminate work surfaces. Stainless steel 1.5 sink and drainer with mixer tap, electric hob with extractor hood above and integrated double oven. Space and plumbing for a washing machine and space for a fridge freezer.

### FIRST FLOOR LANDING

Loft access and doors leading to three bedrooms, the house bathroom and a separate WC.

### BEDROOM ONE

10'10" x 12'7" [3.32m x 3.85m]

UPVC double glazed window to the front elevation and access to overstairs storage cupboard.



### BEDROOM TWO

12'5" x 10'2" [3.8m x 3.1m]

UPVC double glazed window to the rear elevation and storage cupboard housing the instantaneous electric water heater.



### BEDROOM THREE

5'11" x 11'5" [1.82m x 3.5m]

UPVC double glazed window to the front elevation and access to overstairs storage cupboard.

### BATHROOM

4'9" x 5'6" [1.45m x 1.7m]

Frosted UPVC double glazed window to the side elevation, wash basin set within a vanity unit with storage below and panelled bath with electric shower over. Part tiled walls.



### W.C.

4'11" x 2'10" [1.52m x 0.87m]

Frosted UPVC double glazed window to the side elevation and low flush WC.

### OUTSIDE

Externally to the front the garden is lawned with mature shrubbery, timber fencing to one side and wall boundaries to the other. A paved and gravel driveway provides off road parking for one vehicle, with a pathway leading to the front door and side access gate. The rear garden is tiered with an upper lawned section incorporating mature shrubs and space for a garden shed. The lower tier features a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it suitable for both pets and children.



### PLEASE NOTE

Please note, the property does not currently have a central heating system and is not connected to mains gas. Hot water is provided via an electric water heater.

### 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.