



WAKEFIELD  
01924 291 294

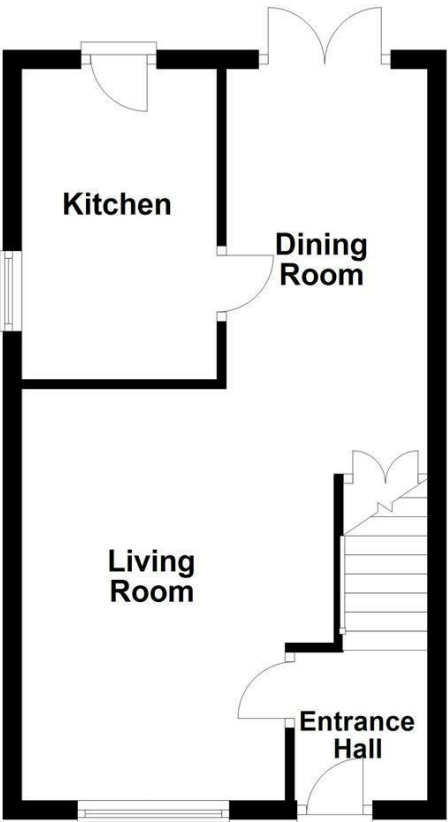
OSSETT  
01924 266 555

HORBURY  
01924 260 022

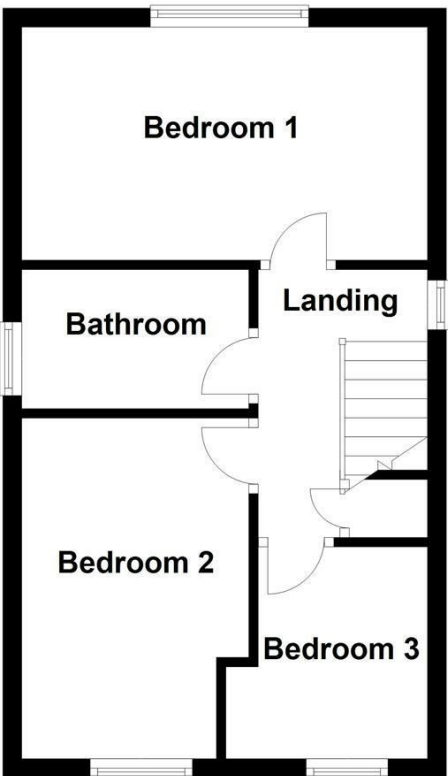
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

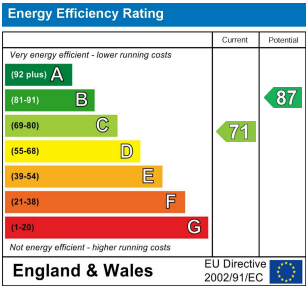


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 43 Edendale, Castleford, WF10 4LT

### For Sale Freehold Offers Over £215,000

Situated in the sought after location of Edendale is this superbly presented three bedroom detached home, renovated throughout and benefitting from modern fitted kitchen and bathroom, ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a tiered pebbled garden and tarmacadam driveway providing off road parking for several vehicles leading to the single detached garage. The landscaped tiered rear garden incorporates stone paved patio areas, perfect for outdoor dining and lawned and pebbled areas, surrounded by walls and timber fencing.

The property is aptly placed for local amenities as it is within walking distance of good schools in the Castleford area and is a short distance from Castleford town centre for those looking for shops and pubs. For commuters looking to travel further afield the M62 motorway is only a short drive from the property. Castleford town centre features both a bus station and train station.

Ideal for a range of buyers, only an internal inspection will reveal what is on offer at this home and an internal viewing is recommended.





ACCOMMODATION

ENTRANCE HALL

Composite front door, central heating radiator, stairs to the first floor landing and door through to the living room.

LIVING ROOM

13'11" x 10'10" [max] x 9'1" [min] [4.25m x 3.31m [max] x 2.78m [min]]

Coving to the ceiling, dado rail, UPVC double glazed window to the front, central heating radiator, an opening through to the dining room and decorative fireplace with marble hearth, surround and laminate mantle.

DINING ROOM

6'11" x 14'0" [2.13m x 4.29m]

Access to an understairs storage cupboard, central heating radiator, coving to the ceiling, dado rail, set of UPVC double glazed French doors to the rear garden and door through to the kitchen.

KITCHEN

10'7" x 6'9" [3.25m x 2.06m]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob with stainless steel extractor hood above, integrated double oven, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed frosted window to the side and composite rear door.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, overstairs storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

8'2" x 14'0" [2.5m x 4.27m]

UPVC double glazed window to the rear, central heating radiator and a set of fitted wardrobes.

BEDROOM TWO

8'1" x 11'7" [max] x 8'5" [min] [2.48m x 3.54m [max] x 2.57m [min]]

UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE

7'5" x 7'4" [max] x 5'8" [min] [2.28m x 2.24m [max] x 1.74m [min]]

UPVC double glazed window to the front, central heating radiator and a set of fitted wardrobes.

BATHROOM/W.C.

8'0" x 4'9" [2.45m x 1.46m]

UPVC double glazed frosted window to the side, spotlights to the ceiling, extractor fan, chrome ladder style radiator, LED mirror, low flush w.c., wash basin with mixer tap and bath with mixer tap and shower head attachment.

OUTSIDE

To the front of the property the garden is tiered with pebbled and tarmacadam driveway providing off road parking for several vehicles leading down the side of the property leading to the single detached garage with up and over door, as well as side access door and windows. To the rear is an attractive tiered landscaped garden with stone paved patio areas, perfect for outdoor dining and entertaining, with lawned and pebbled areas, fully enclosed by timber fencing and walls.

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.