



WAKEFIELD
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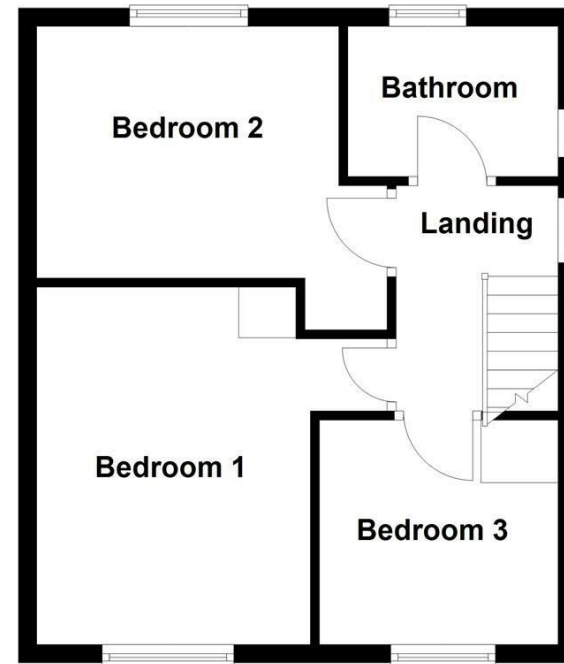
NORMANTON
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01977 798 844

Ground Floor



First Floor



47 Arnside Crescent, Castleford, WF10 3NT

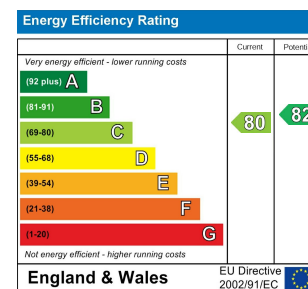
For Sale Freehold Guide Price £180,000 - £185,000

Superbly presented throughout is this three bedroom semi detached property, offering well proportioned accommodation, ample off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access through to the living room and kitchen diner. The kitchen diner benefits from useful understairs storage and provides access to the side of the property. To the first floor, the landing provides loft access via a pull down ladder to a fully boarded loft space, along with access to three good sized bedrooms and the house bathroom. Bedroom two also benefits from a useful storage cupboard housing the Ideal combination boiler. Externally, the front of the property features a paved driveway providing off road parking for up to three vehicles, enclosed by walling and timber fencing, with access to a useful lean to incorporating additional storage and a converted gym space. The rear garden is mainly laid to lawn and incorporates a paved patio seating area, ideal for outdoor dining and entertaining, together with a timber built summer house. The garden is fully enclosed, making it suitable for both pets and children.

Castleford is a popular location for a wide range of buyers, with the Airedale area particularly well placed for local shops and schools within walking distance, whilst a wider range of amenities can be found in Castleford town centre. The area benefits from excellent transport links including local bus routes and two train stations providing access to Leeds, Manchester and York. The M62 motorway is also easily accessible, making it ideal for commuters. Nearby attractions include Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse.

This property would make an ideal purchase for first time buyers, growing families or professional couples. Only a full internal inspection will fully appreciate all that this superb home has to offer. An early viewing is highly recommended.



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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*

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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



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ACCOMMODATION

ENTRANCE HALL

12'8" x 5'10" [3.87m x 1.8m]

Accessed via a frosted UPVC double glazed entrance door, with UPVC double glazed side window, coving to the ceiling, central heating radiator, staircase to the first floor landing and doors providing access to the living room and kitchen diner.

LIVING ROOM

12'6" x 12'6" [3.82m x 3.83m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and a media wall style chimney breast with glass fronted electric fire and live flame effect.



KITCHEN DINER

9'4" x 18'9" [2.85m x 5.73m]

Fitted with a range of modern wall and base units with laminate work surfaces, inset stainless steel sink with mixer tap, tiled splashbacks, five

ring gas hob with extractor above, integrated Neff oven and microwave, integrated slimline dishwasher, plumbing for a washing machine and tumble dryer, space for an American style fridge freezer and a breakfast bar. Two UPVC double glazed windows to the rear, spotlighting to the ceiling, central heating radiator, understairs storage cupboard and door leading through to the lean to.



LEAN TO

16'0" x 3'3" [4.9m x 1.0m]

UPVC doors to the front and rear, providing access to additional storage, the gym and the rear garden.

GYM

6'0" x 7'6" [1.85m x 2.3m]

Frosted UPVC double glazed window to the rear, power and lighting. The summer house also benefits from its own electrical supply and separate breaker box.

FIRST FLOOR LANDING

8'2" x 6'2" [2.5m x 1.9m]

Coving to the ceiling, UPVC double glazed window to the side, loft access via pull down ladder with the loft fully boarded for storage and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 12'4" [4.0m x 3.77m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and partial spotlighting.



BEDROOM TWO

9'1" x 12'4" [2.77m x 3.78m]

UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling and fitted storage cupboard housing the Ideal combi boiler, newly installed in January and benefiting from a seven year warranty.



BEDROOM THREE

8'10" x 8'2" [2.7m x 2.5m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and bulkhead storage area.

BATHROOM/W.C.

Fitted with a concealed system low flush WC, ceramic wash basin set within a storage unit with mixer tap and panel bath with mixer tap, mains fed shower and glass screen. Two frosted UPVC double glazed windows to the side and rear elevations, chrome heated towel radiator, full tiling and spotlights to the ceiling.



OUTSIDE

To the front, the property benefits from a block paved driveway providing off road parking for three vehicles, leading to both the front entrance and side lean to, enclosed by timber fencing and walls. The rear garden incorporates paved patio seating areas, ideal for outdoor dining and entertaining, along with lawned sections and a timber built summer house. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.



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.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.