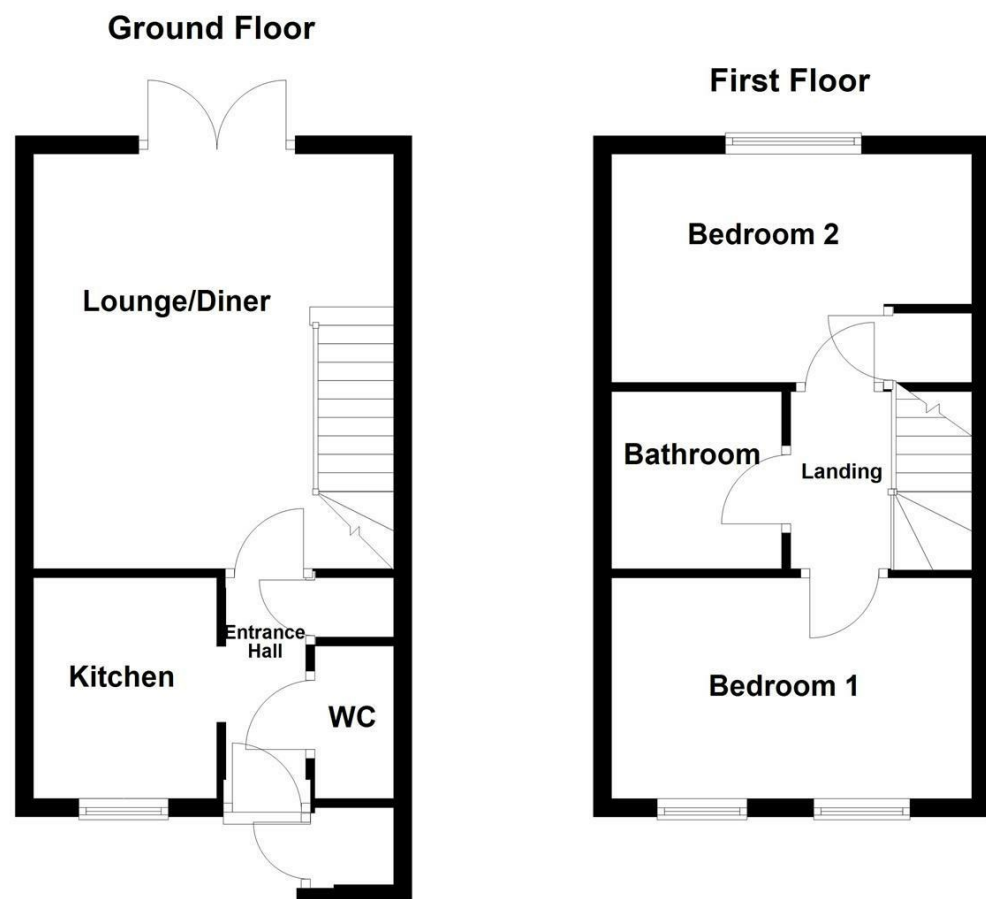




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32 Lee Way, Castleford, WF10 4TQ

For Sale Freehold Offers Over £175,000

Nestled into a cul-de-sac location on this sought after modern development in Castleford is this two bedroom mid town house. Benefitting from well proportioned accommodation throughout including two good sized double bedrooms, off road parking and a low maintenance enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall which has access to the first floor landing via the stairs, an opening to the kitchen, the downstairs W.C., a storage cupboard and the lounge/diner to complete the accommodation on the ground floor. From the lounge/diner there is access to the rear garden via French doors and the first floor landing via the stairs. Upstairs, to the first floor landing is two good sized double bedrooms and the modern fitted house bathroom. Outside, to the front, there is off road parking for two vehicles on a tarmac driveway, one of which being shared with number 30, with a paved path leading to the front door and a slate, pebble, and shrub area providing access to a brick-built store. To the rear of the property, the low maintenance, fully enclosed garden is mainly pebbled and features block-paved and decked patio areas, ideal for outdoor dining and entertaining, with space for a garden shed.

The property is situated in a prominent position with ready access to local shops, schools and recreational facilities. Glasshoughton has its own railway station and ready access to the motorway network. A broader range of amenities are available in the nearby towns of Castleford and Pontefract.

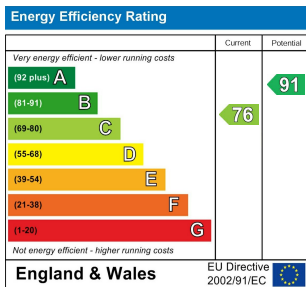
Only a full internal inspection will truly show what is on offer at the property and so an early viewing is highly advised to avoid any level of disappointment.

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



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 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

Front entrance door with frosted glass pane into the entrance hall. Doors to the lounge dining room, a storage cupboard, downstairs W.C. and an opening to the kitchen.

DOWNSTAIRS W.C.

2'9" x 5'6" [0.85m x 1.7m]

Central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with tiled splashback.

KITCHEN

8'0" x 6'5" [2.45m x 1.98m]

UPVC double glazed window to the front. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above. Integrated oven, space and plumbing for a washing machine, space for a fridge freezer.

LOUNG/DINER

14'10" x 12'10" [max] x 10'0" [min] [4.54m x 3.93m [max] x 3.06m [min]]

UPVC double glazed French doors to the rear, stairs providing access to the first floor landing, two central heating radiators.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

8'0" x 12'11" [2.45m x 3.95m]

Two UPVC double glazed windows to the front, central heating radiator.



BEDROOM TWO

8'1" x 12'11" [max] x 9'5" [min] [2.47m x 3.95m [max] x 2.88m [min]]

UPVC double glazed window to the rear, central heating radiator, storage cupboard.



BATHROOM

6'4" x 6'5" [1.94m x 1.96m]

Black ladder style central heating radiator, half tiling, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, tiled in bath with mixer tap, mains fed overhead shower and showerhead attachment with glass shower screen.



OUTSIDE

To the front of the property is off road parking for two vehicles on a tarmacadam driveway, one of which being shared with number 30. There is a paved pathway leading to the front door with a slate, pebbled and shrubbed area with access to an brick built outside store. To the rear of the property, the garden is fairly low maintenance and mainly pebbled, it incorporates both a block paved and decked patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing with space for a garden shed.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Castleford office and they will be pleased to arrange a suitable appointment.