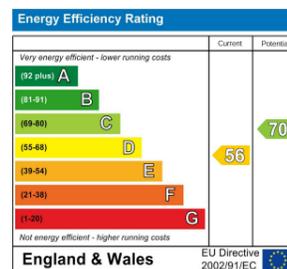
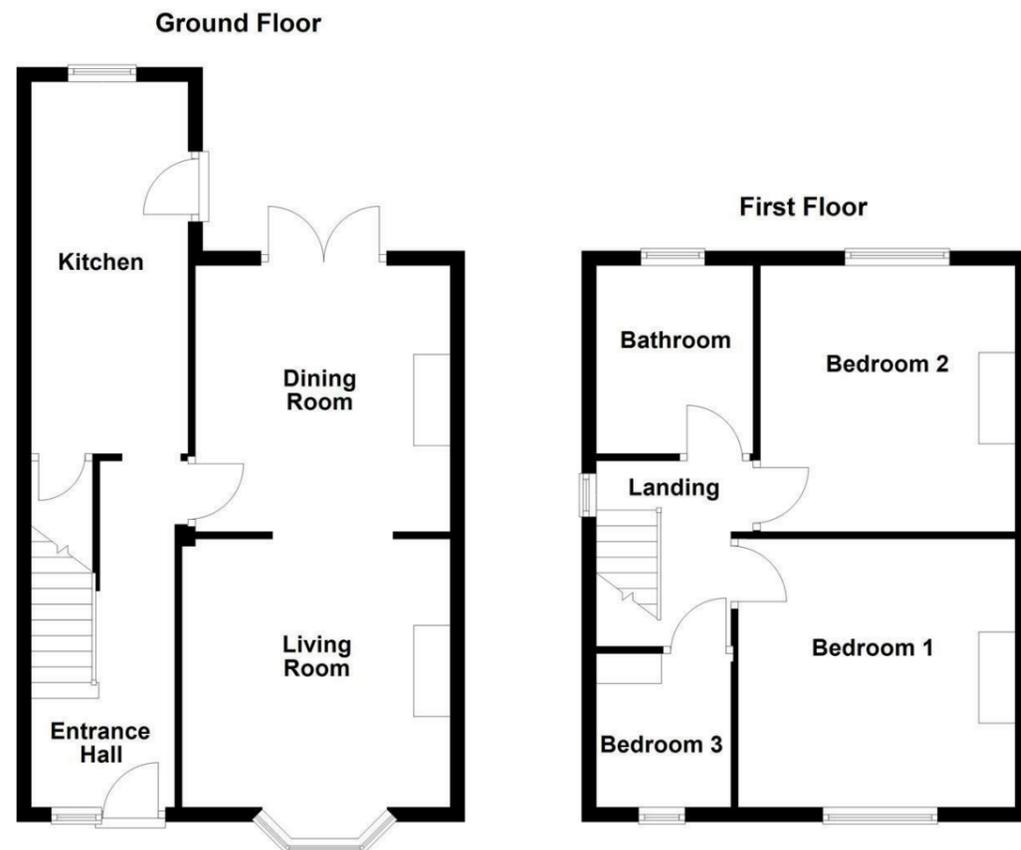




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NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



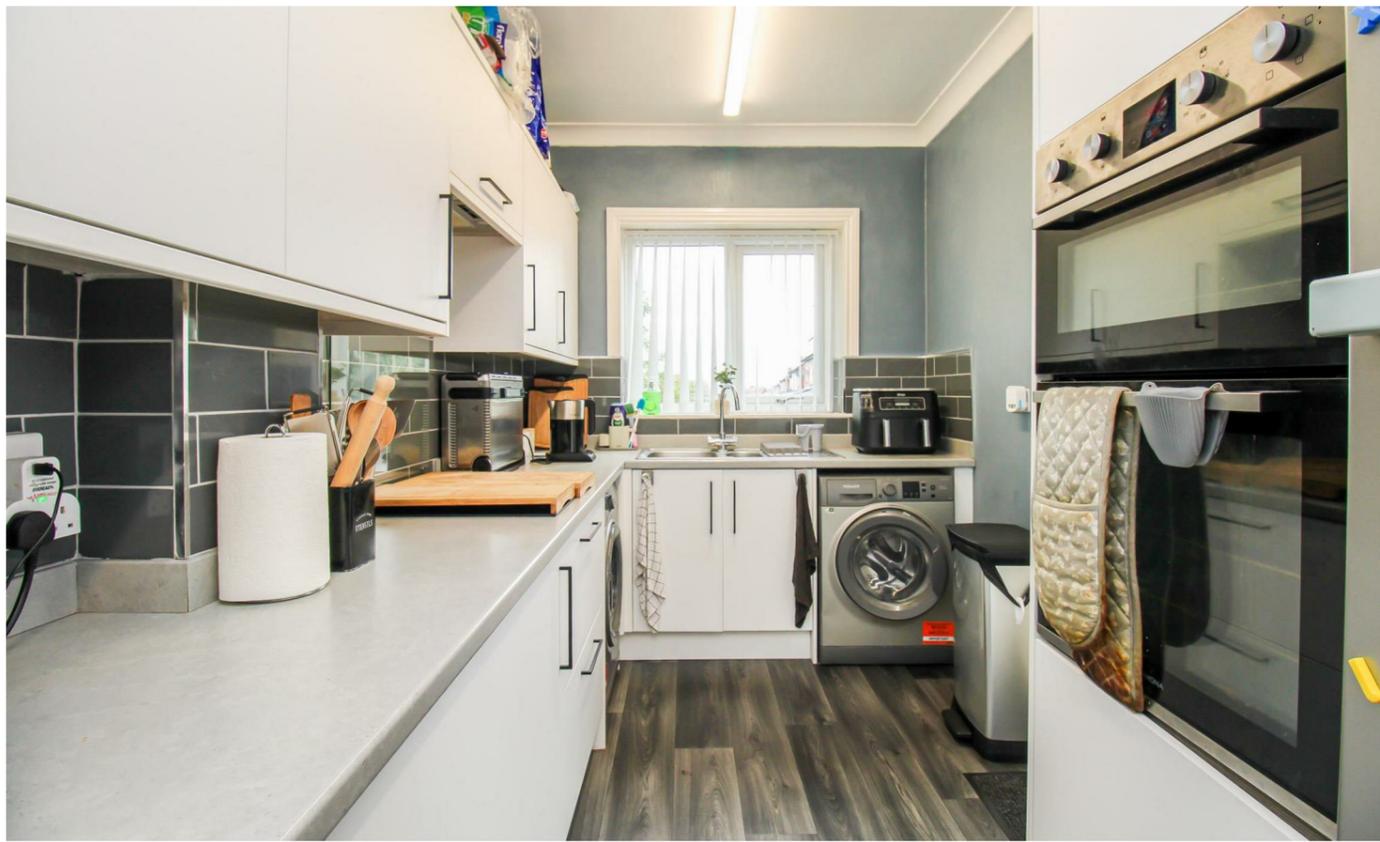
11 Churchfield Lane, Castleford, WF10 4BP
For Sale Freehold £200,000

Situated on the well known Churchfield Lane in Castleford is this three bedroom semi detached property. Sitting on a generous sized plot and benefitting from both front and rear gardens, plenty of off road parking and well proportioned accommodation throughout, this property is certainly not one to be missed.

Benefitting from UPVC double glazing throughout, the property briefly comprises of entry through a frosted and stained glass door into the entrance hall. From the entrance hall there are stairs to the first floor landing, an opening to the kitchen, and doors to the dining room and living room. The dining room benefits from UPVC double glazed French doors to the rear of the property. Upstairs, to the first floor landing, there are doors to three bedrooms and the house bathroom. Bedroom one benefits from a range of fitted furniture. To the front, the tiered garden features planted beds, lawned areas, and a concrete driveway offering off road parking for several vehicles. A concrete path leads to the front door, enclosed by timber fencing. To the rear, the generously sized, tiered garden includes a raised decked patio and a paved patio, both ideal for outdoor dining and entertaining. The lower tier is mainly lawned with an outbuilding, perfect for pets and children, and is fully enclosed by timber fencing.

The property is ideally placed for all local amenities including shops and several local schools. Glasshoughton and Castleford town centre benefit from railway stations. Main bus routes run to and from Pontefract and Wakefield. For those who wish to commute further afield, the M62 motorway is only a short drive away.

Only a full internal inspection will truly reveal all that's on offer at this home and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass entrance door into the entrance hall. Coving to the ceiling, dado rail, central heating radiator. Door to the dining room, opening to the kitchen, stairs providing access to the first floor landing.

KITCHEN

6'11" x 16'8" [2.11m x 5.1m]

UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, coving to the ceiling, access to an understairs storage cupboard, central heating radiator. A range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with extractor hood above. Integrated double oven, space and plumbing for an American style fridge freezer, space and plumbing for washing machine and tumble dryer.

DINING ROOM

11'11" x 11'5" [max] x 10'5" [min] [3.65m x 3.5m [max] x 3.2m [min]]

Opening to the living room, UPVC double glazed French doors to the rear, coving to the ceiling, central heating radiator, media style wall, spotlights, electric fireplace with tiled hearth surround and stone mantle.



LIVING ROOM

10'3" x 12'0" [max] x 4'11" [min] [3.14m x 3.66m [max] x 1.5m [min]]

UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, electric fireplace with tiled hearth surround and stone mantle.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access, coving to the ceiling, dado rail. Doors to three bedrooms and the bathroom.

BEDROOM ONE

11'11" x 9'6" [3.64m x 2.91m]

UPVC double glazed window to the front, picture rail, dado rail, central heating radiator, a range of fitted storage units and wardrobes with partially mirrored doors.



BEDROOM TWO

11'11" x 11'6" [max] x 10'5" [min] [3.65m x 3.52m [max] x 3.2m [min]]

UPVC double glazed window to the rear, picture rail, coving to the ceiling, central heating radiator.



BEDROOM THREE

6'5" x 6'8" [1.97m x 2.05m]

UPVC double glazed window to the front, bulkhead, coving to the ceiling, central heating radiator.

BATHROOM

8'6" x 6'9" [2.6m x 2.07m]

Frosted UPVC double glazed window to the rear, central heating radiator. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap, mains fed overhead shower with glass shower screen.



OUTSIDE

To the front of the property the garden is tiered with planted beds and lawned areas, a concrete driveway which provides off road parking for several vehicles. A concrete pathway leads to the front door with timber fencing surrounding. To the rear of the property the garden is generously sized and tiered and made up of a raised decked patio area, a paved patio area, both perfect for outdoor dining and entertaining purposes. The lower tier is mainly laid to lawn with an outbuilding, ideal for pets and children with timber fencing fully enclosing the rear of the property.



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.

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.