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#### IMPORTANT NOTE TO PURCHASERS

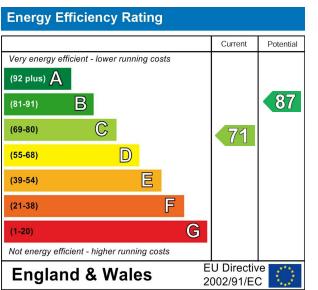
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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.

## 40 Beech Crescent, Castleford, WF10 3RN

For Sale Freehold £210,000

A fantastic opportunity to purchase this three bedroom semi detached house, renovated to a good standard throughout, the property benefits from UPVC double glazed windows and gas central heating.

The property briefly comprises of an entrance hall, spacious living room with access into the modern fitted kitchen dining room which further leads through to the conservatory at the rear of the property and completing the accommodation on the ground floor. Upstairs to the first floor landing there is access to three bedrooms and the house bathroom. Bedroom one and two fitting double beds. Outside, to the front, there is a lawned garden with low maintenance pebbled edging, a concrete path to the front door, and a planted side border. To the side, a concrete driveway offers off road parking and leads to a timber gate giving access to the enclosed rear garden. To the rear, there is a paved path with pebbled edges, a timber shed, timber fencing, and a paved patio area leading to a summer house with power and lighting.

The property is located close to local amenities and schools and within easy reach of Castleford town centre with main bus routes nearby. The M62 motorway is only a short distance away making centres such as Manchester and Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that is on offer in this ideal family home and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into entrance hall. Central heating radiator, stairs to the first floor landing. Double doors into the living room.

### LIVING ROOM

15'4" x 10'2" [min] x 12'2" [max] [4.69m x 3.12m [min] x 3.72m [max]]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, tiled hearth with cast iron detailing and solid wood mantle surrounding a decorative fireplace. Door to kitchen dining room.



### KITCHEN DINING ROOM

9'1" x 15'5" [2.78m x 4.72m]

Two UPVC double glazed windows to the conservatory, UPVC



double glazed door to the conservatory, central heating radiator. A range of wall and base units with laminate worksurface over and tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a dishwasher, space for a large freestanding fridge freezer, plumbing and drainage for a washing machine, integrated oven and grill, four ring ceramic hob, stainless steel splashback with a cooker hood over, built in wine rack, breakfast bar, door providing access to a pantry cupboard/built in cloakroom.

### CONSERVATORY

11'3" x 15'2" [3.43m x 4.63m]

UPVC double glazed windows surrounding, electric wall mounted floor, UPVC double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

Loft access, doors to three bedrooms, the house bathroom and a storage cupboard.

### BEDROOM ONE

8'11" x 12'10" [2.74m x 3.92m]

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



### BEDROOM TWO

9'0" x 11'10" [2.75m x 3.62m]

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



### BEDROOM THREE

7'5" x 6'4" [2.27m x 1.94m]

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

### BATHROOM

5'6" x 6'2" [1.68m x 1.88m]

Frosted UPVC double glazed window to the rear, half tiled walls, spotlights, extractor fan, chrome ladder style central heating radiator. 'L' shaped panelled bath with glass shower screen with mixer shower and mixer shower over, pedestal wash basin with mixer tap, low flush W.C..



### OUTSIDE

To the front of the property is an attractive lawned garden with a low maintenance pebbled edge and a concrete pathway leading to the front door and a planted border to the side. To the side of the property is a concrete driveway providing off road parking and leading to a timber gate accessing the enclosed rear garden. To the rear of the property is a paved pathway with low maintenance pebbled edges on either side, a timber shed and timber fencing surrounding. The paved patio area leads to the summer house with power and light within.



### 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.