



WAKEFIELD
01924 291 294

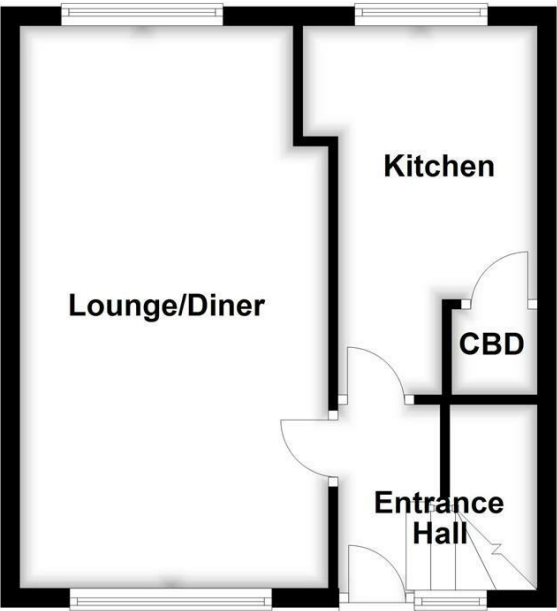
OSSETT
01924 266 555

HORBURY
01924 260 022

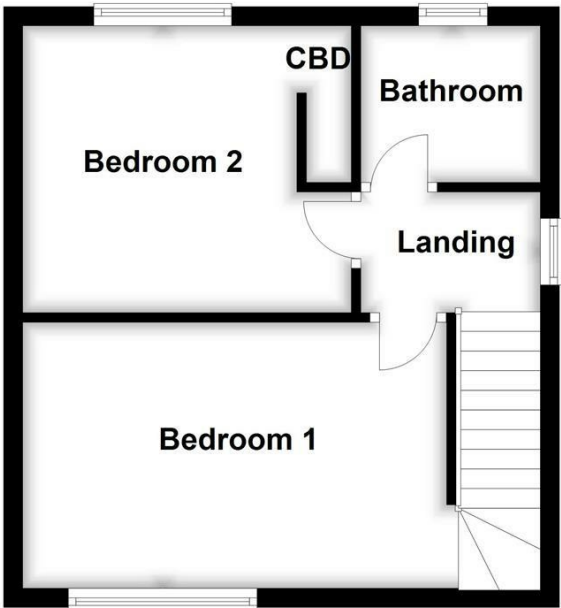
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

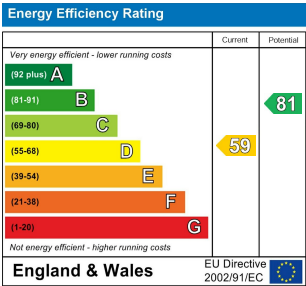


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



20 Hulme Square, Castleford, WF10 2NT

For Sale Freehold £135,000

Situated the head of a cul-de-sac is this two bedroom semi detached house benefitting from modern bathroom, ample off road parking and enclosed rear garden.

The property fully comprises entrance hall, lounge/diner and kitchen. The first floor landing leads to two bedrooms and modern house bathroom/w.c. Outside to the front is a gated driveway providing off road parking for two vehicles. To the rear is an enclosed lawned garden with seating areas, brick built outhouses and central paved pathway.

Located in Castleford, the property is nearby to local amenities such as shops, parks and schools. Regular bus routes travel into Castleford and Pontefract on a regular basis and for those travelling further afield the M62 motorway can be accessed via Junction 32.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted window, laminate flooring, central heating radiator, stairs to the first floor landing and doors to the lounge/diner and kitchen.

LOUNGE/DINER

10'7" x 19'5" [3.24m x 5.93m]

Electric fire with decorative hearth and surround, UPVC double glazed windows to the front and rear aspect and two central heating radiators.

KITCHEN

12'10" x 6'9" [min] x 8'1" [max] [3.92m x 2.07m [min] x 2.47m [max]]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge/freezer, space for an oven and grill. Composite side entrance door, coving to the ceiling, extractor fan, door to the understairs storage cupboard, central heating radiator and UPVC double glazed

windows to the rear.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

9'1" x 14'7" [2.77m x 4.45m]

UPVC double glazed window overlooking the front elevation, central heating radiator and an opening into a cupboard with fixed shelving within.

BEDROOM TWO

11'6" [max] x 9'5" [min] x 10'0" [3.53m [max] x 2.88m [min] x 3.05m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and an opening into a cupboard with fixed shelving within.

BATHROOM/W.C.

5'6" x 6'1" [1.69m x 1.87m]

Three piece suite comprising panelled bath with mixer tap and mixer shower, concealed cistern low flush w.c. and vanity wash basin with mixer

tap. Laminate tiled floor, UPVC cladding with inset spotlights to the ceiling, UPVC double glazed frosted window overlooking the rear elevation, extractor fan and chrome ladder style radiator.

OUTSIDE

To the front of the property cast iron gates provides access onto a large paved driveway providing off road parking for several vehicles and an attractive lawned front garden. A paved pathway runs down the side through a timber gate accessing the enclosed rear garden. Within the rear garden is a lawned garden with two brick built outhouses and paved pathway leading to paved and concrete seating areas, surrounded by timber fencing.

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.