



WAKEFIELD  
01924 291 294

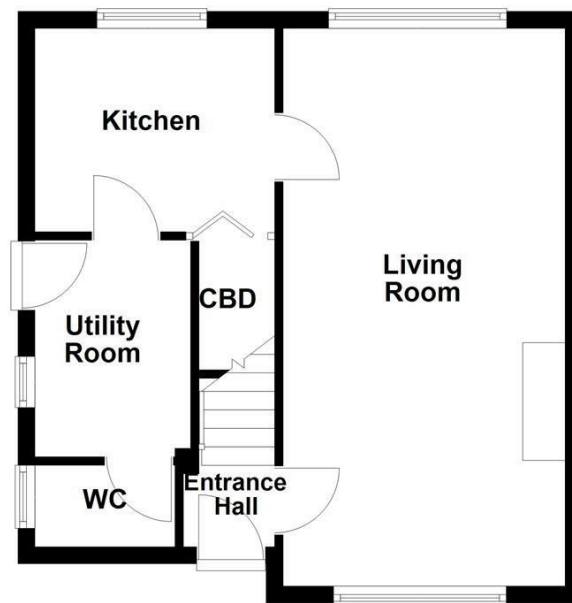
OSSETT  
01924 266 555

HORBURY  
01924 260 022

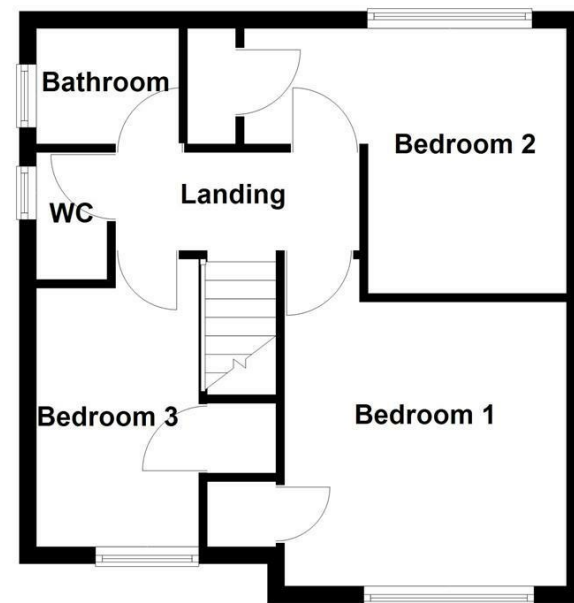
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**64 Sheldrake Road, Castleford, WF10 5SN**

**For Sale Freehold £150,000**

Enjoying a pleasant cul-de-sac position is this three bedroom semi detached property, offering well proportioned accommodation throughout.

The ground floor comprises an entrance hall, a spacious lounge/dining room, and a kitchen, which leads through to a separate utility room and a downstairs w.c. To the first floor are three good sized bedrooms, all served by a modern house bathroom and a separate w.c. Externally, the property benefits from a paved driveway providing off road parking, an attractive lawned front garden, and a paved pathway leading through a timber gate to the rear. The enclosed rear garden is designed for low maintenance, featuring a block paved patio and timber panel fencing to all three sides, ensuring excellent privacy.

The property is ideally located within walking distance of local amenities and schools, with regular bus routes to and from Castleford. The M62 motorway is only a short distance away, making it perfect for commuters travelling further afield.

A full internal inspection is strongly recommended to fully appreciate the quality and accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL

Front entrance door, a central heating radiator and staircase with handrail leading to the first floor landing. A door provides access into the living room.

### LIVING ROOM

10'11" x 21'6" [3.33m x 6.57m]

UPVC double glazed windows to the front and rear, two wall lights, dado rail, laminate flooring and two central heating radiators. A door leads into the kitchen.



### KITCHEN

9'3" x 7'10" [2.83m x 2.40m]

A range of wall and base shaker style units with laminate worksurfaces and laminate upstand. 1.5 stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine. Integrated appliances include an oven and grill with four ring gas hob and cooker hood above. A UPVC double glazed window overlooking the rear aspect, bi-folding timber doors to the understairs storage cupboard and a door into the utility room.

### UTILITY ROOM

8'3" x 5'10" [2.54m x 1.79m]

A fully tiled floor, a UPVC double glazed window to the side, and a UPVC double glazed door leading outside. Space for a large freestanding fridge freezer and space for a dryer. A door leads into the downstairs w.c.



### W.C.

3'3" x 5'7" [1.01m x 1.72m]

Houses the wall mounted combi condensing boiler and includes a low flush w.c., UPVC double glazed frosted window to the side aspect, fully tiled floor and part tiled walls.

### FIRST FLOOR LANDING

Loft access and doors to all three bedrooms, the house bathroom and the separate w.c.

### BEDROOM ONE

12'7" [max] x 10'11" [min] x 10'11" [3.84m [max] x 3.34m [min] x 3.34m]

A UPVC double glazed window overlooking the front elevation, a central heating radiator and a door leading to a built-in single wardrobe.



### BEDROOM TWO

8'0" [min] x 12'5" [max] x 10'2" [2.44m [min] x 3.81m [max] x 3.11m]

A UPVC double glazed window overlooking the rear elevation, a central heating radiator and access to a built-in single wardrobe.



### BEDROOM THREE

11'5" [max] x 10'1" [min] x 5'10" [3.48m [max] x 3.09m [min] x 1.78m]

A UPVC double glazed window to the front elevation, a central heating radiator and a door to a built-in single wardrobe.



### BATHROOM

4'9" x 5'4" [1.45m x 1.63m]

A two piece suite including a panelled bath mixer tap, and separate chrome mixer shower with shower head and attachment. A wash basin with mixer tap set within high gloss vanity storage with chrome handles, fully laminated walls, inset spotlights, UPVC frosted window to the side elevation, wall mounted extractor fan and fully tiled flooring with underfloor heating.



### W.C.

2'8" x 4'11" [0.83m x 1.50m]

A low flush w.c. with concealed cistern, UPVC double glazed frosted window to the side elevation, fully tiled walls, fully tiled floor and inset spotlights.

### OUTSIDE

To the front is a paved driveway provides off road parking, with an attractive lawned garden bordered by stone walls topped with timber panel fencing. A paved pathway runs down the left side to a timber gate giving access to the enclosed low maintenance block paved rear garden with timber panel 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.