Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

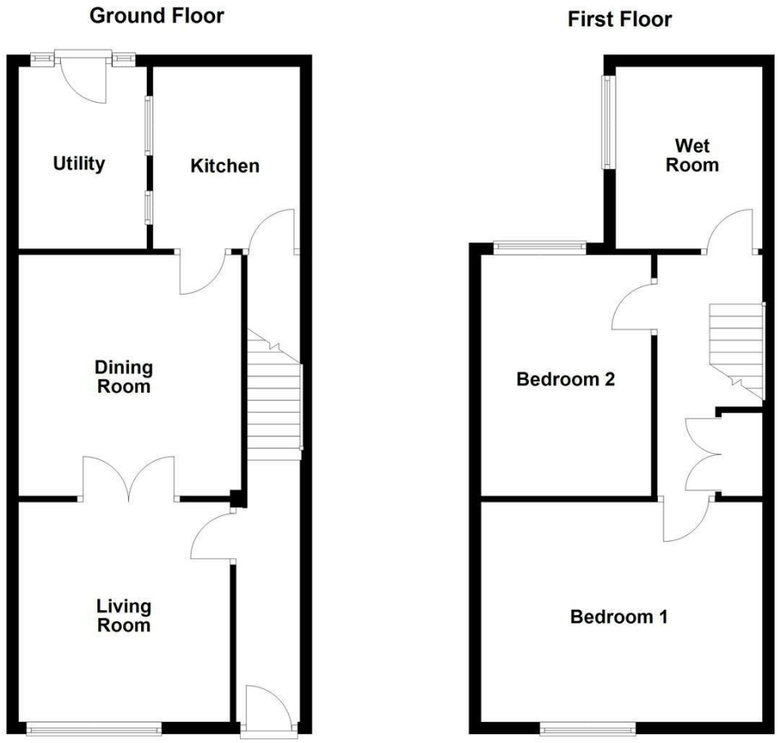
# 35 St. Nicholas Street, Castleford, WF10 4EH

## For Sale Freehold Asking Price £150,000 - £160,000

A deceptively spacious two bedroomed traditional terrace house with off street parking to the rear, situated in this popular residential neighbourhood within very easy reach of local facilities.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable home is approached via a welcoming entrance hall that leads through into a good sized living room that overlooks the front of the house. Double doors then lead through into a separate dining room and into a kitchen fitted with a good range of modern units. Alongside the kitchen there is a utility room leading out to the back garden. To the first floor there are two very well proportioned bedrooms served by a modern wet room. Outside, the property has a buffer style garden to the front together with a larger garden area to the rear with a car port accessed from the back lane.

This deceptively spacious house is situated in this popular residential area within very each reach of the broad range of shops, schools and recreational facilities offered by the town centre of Castleford. Castleford itself has its own railway stations and ready access to the national motorway network.





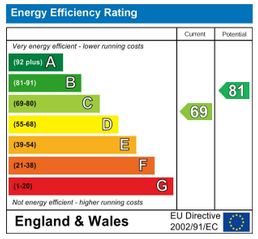


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

## ACCOMMODATION

### ENTRANCE HALL
110'6" x 3'7" (33.7m x 1.1m)
Composite front entrance door, central heating radiator concealed in a cabinet and stairs to the first floor.

### LIVING ROOM
9'2" x 11'5" (2.8m x 3.5m)
Large window to the front, central heating radiator and double doors leading through into an adjoining dining room.

### DINING ROOM
13'1" x 12'1" (4.0m x 3.7m)
Double central heating radiator and feature fireplace with a brick and stone hearth housing a cast iron multi fuel stove.

### KITCHEN
10'2" x 8'2" (3.1m x 2.5m)
Fitted with an attractive range of cream fronted wall and base units with contrasting wood effect laminate work surfaces and brick set tiled splash backs. Inset stainless steel sink unit, slot in point for a gas cooker with stainless steel filter hood over, space for a tall fridge/freezer and space for an under counter freezer. Two windows to the side and sliding through to a useful understairs store.

### UTILITY ROOM
10'2" x 6'6" (3.1m x 2.0m)
Approached via double doors from the dining room and having space and plumbing for a washing machine, external door and windows to the rear.

### FIRST FLOOR LANDING
Built in double fronted wardrobe with cupboards over.

### BEDROOM ONE
15'8" x 12'1" (4.8m x 3.7m)
Window to the front and central heating radiator.

### BEDROOM TWO
13'5" x 9'2" (4.1m x 2.8m)
Window overlooking the back garden, central heating radiator and fitted wardrobe.

### WET ROOM/W.C.
9'10" x 8'2" (3.0m x 2.5m)
Fitted with a wet room style shower with folding enclosure, pedestal wash basin and low suite w.c. Frosted window to the side, tiled walls, double central heating radiator and fitted cupboard housing the gas fired combination central heating boiler.

### OUTSIDE
To the front the property has a buffer style garden. Whilst to the rear there is a larger enclosed garden area with a car port accessed from the back lane.

### 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.