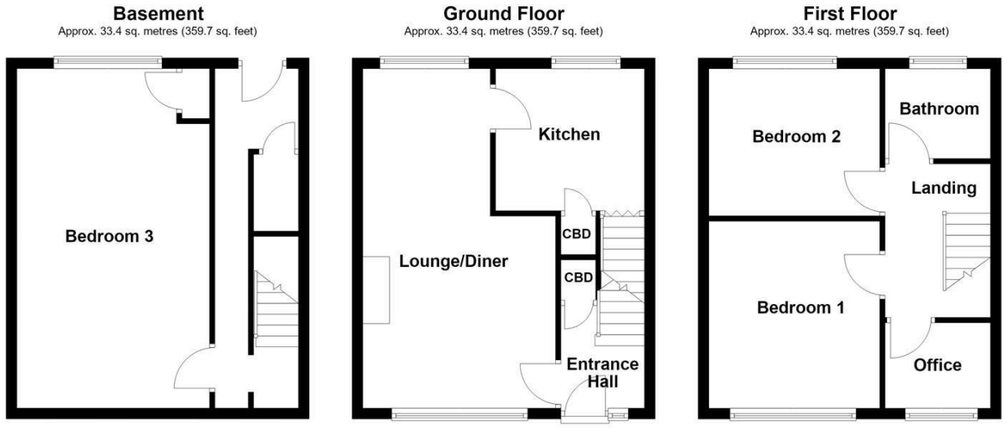


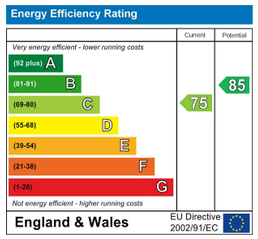
Total area: approx. 100.3 sq. metres (1079.2 sq. feet)

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.

Richard Kendall Estate Agent

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51 Churchfield Lane, Castleford, WF10 4JY

For Sale Freehold £170,000

A fantastic opportunity to purchase this spacious three bedroom mid terraced home, offering versatile accommodation arranged over three floors. Benefitting from three double bedrooms, a separate home office, a generous L-shaped lounge diner and a modern fitted kitchen, the property is ideally suited to families, professional couples or those looking for flexible living space.

The accommodation briefly comprises a welcoming entrance hall with useful understairs storage, an impressive L-shaped lounge diner with feature fireplace and a modern fitted kitchen. To the lower ground floor is a rear porch, separate WC with wash basin and a generous third double bedroom, providing excellent versatility for family living, guests or older children. To the first floor, the landing provides access to two further double bedrooms, a three piece family bathroom and a dedicated home office. Externally, a timber gate to the front opens onto an Indian stone pathway leading to the entrance door. The low maintenance front garden is enclosed by brick walling and timber fencing.

To the rear is an enclosed garden with a timber decked patio beneath a pergola, a substantial timber summer house and a separate garden shed providing useful storage. A concrete pathway leads to a timber gate providing access to the street behind, while external lighting further enhances the space.

The property is conveniently positioned close to a range of local amenities and schools, with regular bus services providing access to Wakefield, Pontefract and Castleford. The M62 motorway network is also only a short distance away, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the generous accommodation, flexibility and outdoor space this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, laminate flooring, central heating radiator and dado rail. Staircase with handrail providing access to the first floor landing, with doors providing access to the understairs storage cupboard and lounge diner.

LOUNGE/DINER
20'8" x 11'9" (6.31m x 3.60m)
Dual aspect reception room with two UPVC double glazed windows overlooking the front and rear elevations, two central heating radiators and coving to the ceiling. Feature electric fire set on a stone hearth with matching decorative interior and stone surround. Door providing access into the modern fitted kitchen.



KITCHEN
8'2" x 8'7" (2.49m x 2.62m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated oven and grill, four ring ceramic hob with extractor hood above and space for a large fridge freezer. UPVC double glazed window overlooking the rear elevation and coving to the ceiling. A bi-folding internal door provides access to the staircase leading down to the lower ground floor, while a further door opens into a useful storage cupboard with fixed shelving.

LOWER GROUND FLOOR - REAR PORCH
Archway leading into the rear porch, with solid timber stable style door providing access to the rear yard. Further access is provided to the former downstairs W.C. area and bedroom three.

FORMER W.C.
2'7" x 4'8" (0.80m x 1.44m)
Wall mounted wash basin with separate taps. Please note, the former low flush W.C. has been removed.

BEDROOM THREE
11'8" x 20'5" (3.56m x 6.23m)
UPVC double glazed window overlooking the rear elevation, strip lighting, wall mounted extractor fan and central heating radiator. Door providing access to a boiler cupboard housing the combination boiler.



FIRST FLOOR LANDING
Coving to the ceiling, loft access and dado rail. Four doors provide access to two bedrooms, the office and house bathroom.

BEDROOM ONE
10'7" x 11'3" (3.23m x 3.45m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted wardrobes and drawers, together with a storage cupboard incorporating fixed shelving.



BEDROOM TWO
10'6" x 9'0" (3.22m x 2.76m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



OFFICE
6'5" x 5'0" (1.98m x 1.54m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM/W.C.
5'5" x 6'3" (1.67m x 1.93m)
Fitted with a three piece suite comprising panelled bath with separate mixer shower over, pedestal wash basin with separate taps and low flush W.C. Central heating radiator, fully tiled walls, UPVC clad ceiling and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
A timber gate provides access onto an Indian stone paved pathway leading to the front entrance. The low maintenance front garden incorporates artificial lawn and a feature pond, with timber fencing and brick walling providing enclosure. The rear yard incorporates a timber decked patio area with artificial lawn laid over, together with a timber pergola providing a pleasant outdoor seating space. A timber summer house with double doors benefits from power and lighting, together with exterior up-and-down sensor lights. There is also a useful timber storage shed and concrete pathway leading to a timber gate providing access to the road behind.



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.