



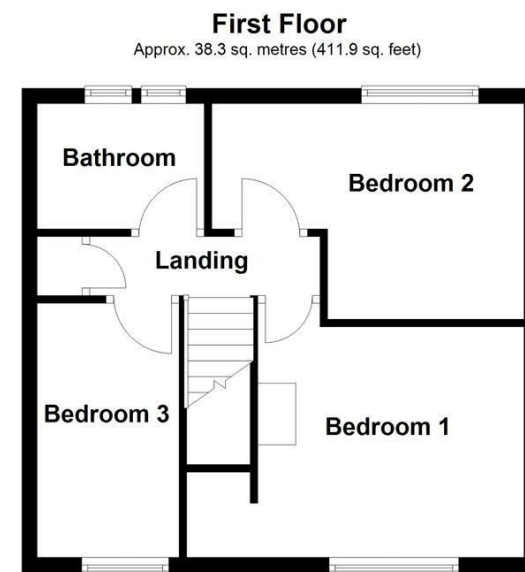
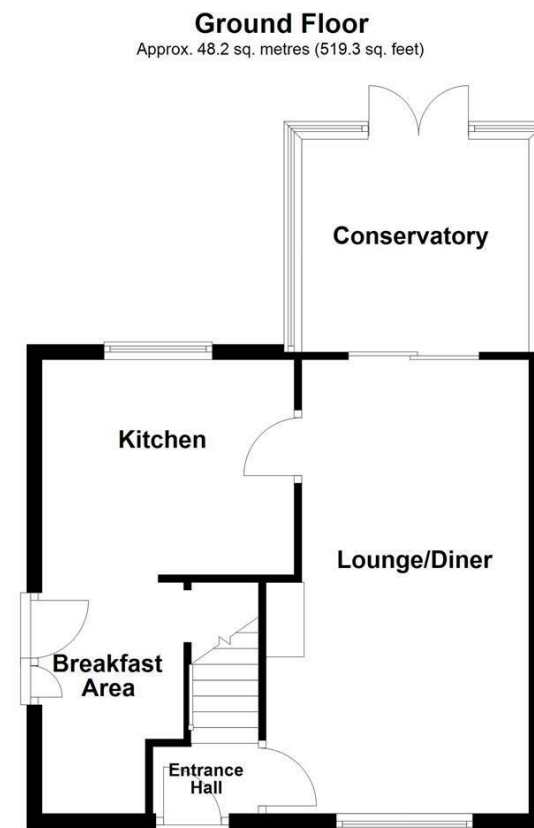
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

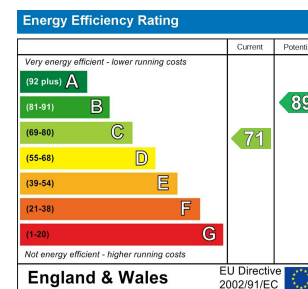
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 86.5 sq. metres (931.2 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.



**44 Cromwell Road, Castleford, WF10 3LA**

**For Sale Freehold £160,000**

Situated in a sought after location and conveniently located for local schools and amenities is this well presented three bedroom semi detached property, offering well proportioned accommodation throughout, ample reception space and gardens to the front, side and rear.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the lounge diner. The lounge diner leads through to the conservatory, which opens onto the rear garden. The kitchen flows into a breakfast area, with side access and useful downstairs storage. To the first floor, the landing provides loft access, a storage cupboard housing the Baxi combination boiler, three good sized bedrooms and the house bathroom. Externally, the property benefits from gardens to the front, side and rear. The front and side garden incorporates lawned areas, a paved patio seating area, mature tree and a block paved driveway providing off road parking for several vehicles. There is also a useful garden shed, with the garden enclosed by walling and timber fencing with gated access. To the rear, there is a paved patio area and raised lawned section, again fully enclosed.

Castleford is well suited to a range of buyers including first time purchasers, small families and professional couples. Local shops and schools are within walking distance, with further amenities available in Castleford town centre. Castleford train station provides links to Leeds, Sheffield and York, and the M62 motorway is only a short drive away for commuters. Xscape Yorkshire and Junction 32 Shopping Outlet are also nearby.

Only a full internal inspection will reveal all that this fantastic home has to offer. Early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glass pane, central heating radiator, stairs to the first floor landing and door through to the lounge diner.

### LOUNGE DINER

19'7" x 11'4" [max] x 9'10" [min] [5.97m x 3.47m [max] x 3.0m [min]]  
UPVC double glazed window to the front, UPVC double glazed sliding doors through to the conservatory, decorative panelling to one wall, coving to the ceiling, central heating radiator and door through to the kitchen.



### CONSERVATORY

9'6" x 9'10" [2.91m x 3.0m]  
Surrounded by UPVC double glazed windows with UPVC double glazed French doors leading out to the rear garden.



### KITCHEN

10'11" x 9'7" [3.33m x 2.93m]  
UPVC double glazed window to the rear, central heating radiator and opening to the breakfast area. Fitted with a range of wall and base units with oak work surfaces, ceramic Belfast sink with mixer tap, tiled splashback, five ring gas hob with extractor above, integrated oven and microwave, integrated dishwasher and space for an American style fridge freezer and washing machine.



### BREAKFAST AREA

7'6" x 6'5" [max] x 4'8" [min] [2.3m x 1.96m [max] x 1.44m [min]]  
Fitted storage cupboard, access to under stairs storage and UPVC double glazed door to the side.

### FIRST FLOOR LANDING

Loft access, storage cupboard housing the combi boiler and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

11'6" x 11'1" [max] x 3'2" [min] [3.53m x 3.4m [max] x 0.97m [min]]  
UPVC double glazed windows to the front, central heating radiator, coving to the ceiling and useful storage over the bulkhead.



### BEDROOM TWO

9'0" x 13'9" [max] x 8'10" [min] [2.76m x 4.2m [max] x 2.7m [min]]  
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



### BEDROOM THREE

6'3" x 10'11" [1.92m x 3.33m]  
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

### HOUSE BATHROOM/W.C.

7'4" x 5'4" [2.25m x 1.65m]  
Two frosted UPVC double glazed windows to the rear, spotlights to the ceiling, matte black ladder style radiator, concealed W.C., wash basin set into storage unit and panel bath with mixer tap and mains shower over with glass screen. Finished with full tiling, LED mirror and matte black fittings.



### OUTSIDE

The front garden offers lawn and paved areas with a timber shed, a block paved driveway providing off road parking for several vehicles and gated access, all enclosed by walls and fencing. The rear garden is tiered with a paved lower level and lawned upper tier, fully enclosed by fencing and walls.



### Non standard construction

This property is non-standard [system built] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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.