



WAKEFIELD  
01924 291 294

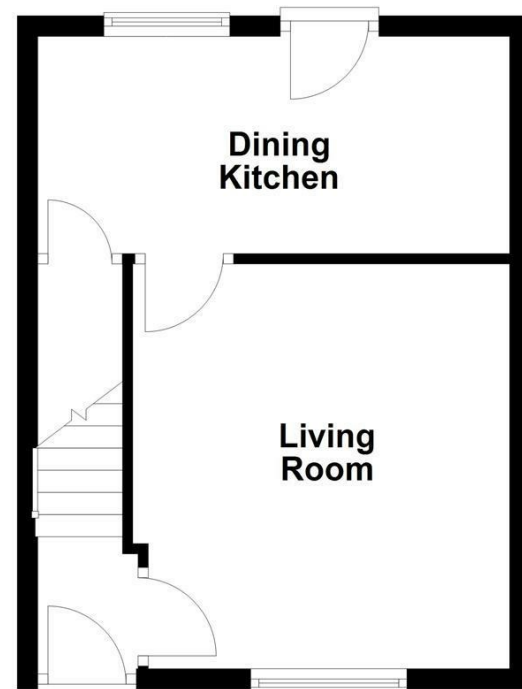
OSSETT  
01924 266 555

HORBURY  
01924 260 022

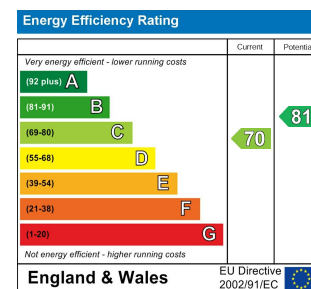
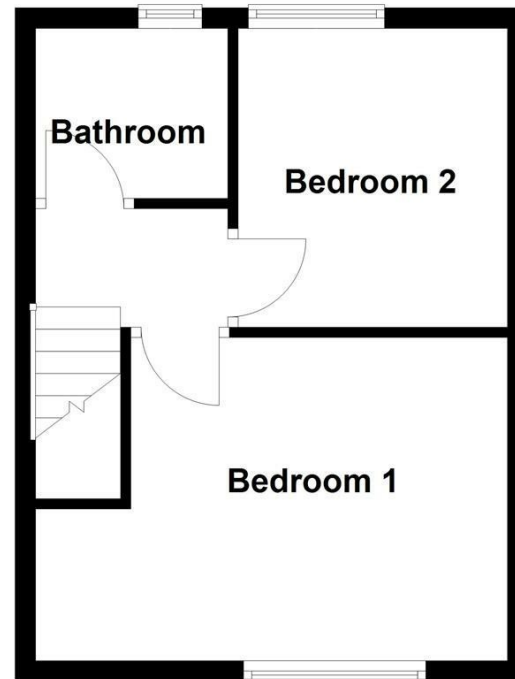
NORMANTON  
01924 899 870

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.



## 4 Weetworth Avenue, Castleford, WF10 4QA

### For Sale Freehold £130,000

Situated in this pleasant backwater position close to a wide range of local amenities is this deceptively spacious and well proportioned two bedroom traditional terraced home.

Benefitting from a gas fired central heating system and sealed unit double glazed windows throughout, the property is approached via a welcoming entrance hall which leads into a generously sized living room overlooking the front elevation. To the rear is a spacious dining kitchen, fitted with a good range of wall and base units together with integrated cooking facilities, creating an ideal space for everyday living and entertaining. To the first floor, the property offers two well proportioned bedrooms, both served by the house bathroom. Externally, the property enjoys a neat garden to the front, whilst to the rear there is a larger enclosed garden designed with low maintenance in mind, incorporating a useful summer house.

The property is situated within this popular residential area, conveniently placed for an excellent range of local shops, schools, and recreational facilities. A broader selection of amenities can be found within the nearby town centre of Castleford, which also provides excellent access to the national motorway network, making it ideal for commuters.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE HALL

Having a UPVC front entrance door, central heating radiator, and staircase leading to the first floor landing.

### LIVING ROOM

13'1" x 12'1" [4.0m x 3.7m]

With a window to the front elevation, central heating radiator, and an electric fire (socket currently turned off).



### DINING KITCHEN

15'5" x 6'10" [4.7m x 2.1m]

Having a window and external door to the rear elevation and fitted with a good range of white fronted wall and base units with contrasting dark laminate work surfaces incorporating a stainless steel sink unit and four-ring gas hob with filter hood over. Built in oven, space for a tall fridge freezer, and space and plumbing for a washing machine. Wall mounted Ideal Logic gas fired central heating boiler and useful understairs storage cupboard.

### FIRST FLOOR LANDING

With loft access point and access to two bedrooms and the bathroom.

### BEDROOM ONE

15'5" x 10'5" [4.7m x 3.2m]

Having a window to the front elevation and central heating radiator.



### BEDROOM TWO

9'10" x 8'10" [3.0m x 2.7m]

With a window overlooking the rear garden and central heating radiator.



### BATHROOM

5'10" x 5'6" [1.8m x 1.7m]

Having a frosted window to the rear elevation, tiled walls, and fitted with a three-piece suite comprising panelled bath with shower over and folding glazed screen, pedestal wash basin, and low suite WC. Chrome ladder style heated towel rail.



## OUTSIDE

Externally, to the front the property enjoys a low maintenance garden with hand gate leading to the entrance door. To the rear is a larger garden area, again designed with low maintenance in mind, incorporating crushed slate, specimen shrubs, and a useful summer house.



## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.