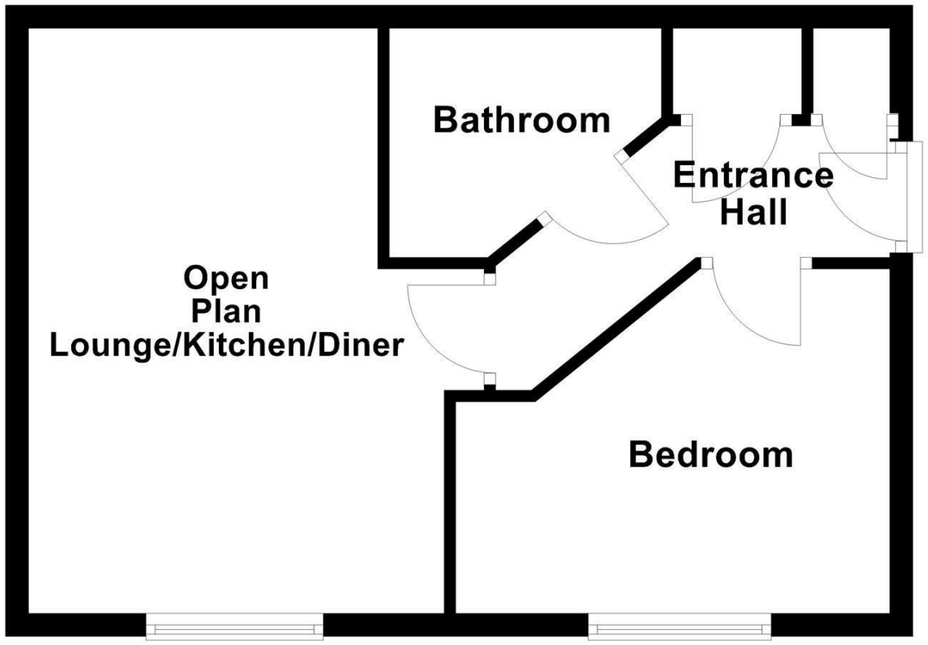
Second Floor

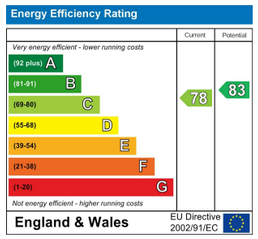


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

17 Harrison Court, Morris Road, Castleford, WF10 5GQ

For Sale Leasehold £95,000

Nestled within a pleasant cul-de-sac on this highly sought after modern development is this superbly presented one bedroom top floor apartment. Finished to a high standard throughout, the property features a modern fitted kitchen and bathroom, allocated off road parking, making it a fantastic opportunity not to be missed.

The accommodation briefly comprises a welcoming entrance hall with access to the loft space, two useful storage cupboards and doors leading to the double bedroom, bathroom and an impressive open plan lounge/kitchen/dining room. Externally, the property benefits from allocated parking for one vehicle within a well maintained communal setting.

Castleford is an ideal location for a wide range of buyers. Shops, schools, and everyday amenities can be found within walking distance, while excellent transport links include local bus services, Castleford train station with direct connections to Leeds, Sheffield, and York, and easy access to the M62 motorway (junction 31), just a short drive away.

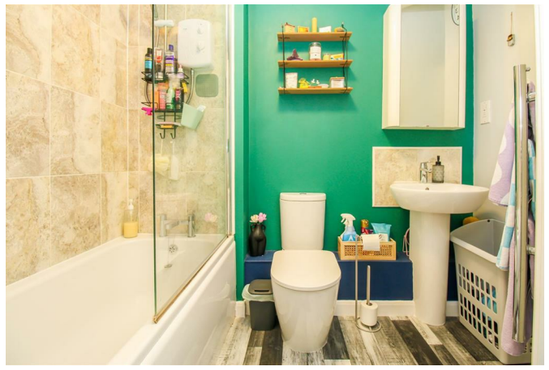
This property represents an excellent purchase for a variety of buyers, including first time buyers, professional couples, or investors seeking a buy-to-let opportunity. An internal inspection is strongly recommended to fully appreciate what this stylish apartment has to offer.

ACCOMMODATION

ENTRANCE HALL
Intercom system, loft access, door to the open plan lounge kitchen diner and the bedroom. Doors to two storage cupboards and the bathroom.

BEDROOM
9'10" x 12'4" max x 5'4" min (3.00m x 3.76m max x 1.65m min)
UPVC double glazed door to the front, wall mounted electric heater, fitted wardrobes.

BATHROOM/W.C.
7'7" x 6'2" max x 2'3" min (2.32m x 1.90m max x 0.70m min)
Chrome ladder style electric towel radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback and panelled bath with mixer tap and mains fed electric shower head attachment.



OPEN PLAN LOUNGE KITCHEN DINER
15'9" x 13'1" max x 10'2" min (4.81m x 4.00m max x 3.11m min)
A range of modern wall and base units with gloss work surface over incorporating inset stainless steel sink, integrated oven, four ring electric hob with stainless steel extractor hood above. Space for a fridge freezer and plumbing for a washer dryer. Wall mounted electric heater and UPVC double glazed window to the front.

OUTSIDE
The property includes an allocated parking space for one vehicle.

LEASEHOLD
The service charge is £941.12 (pa) and ground rent £195 (pa). The remaining term of the lease is 140 years (2025). A copy of the lease is held on our file at the Pontefract office.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.