

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



#### IMPORTANT NOTE TO PURCHASERS

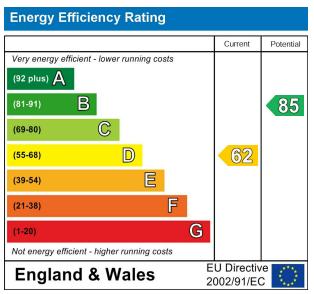
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 3 Joffre Avenue, Castleford, WF10 5AZ

**For Sale Freehold Offers Over £130,000**

A well presented two bedroom terraced property with ample reception space, an enclosed rear yard and the potential for on street parking, this property is certainly not one to be missed.

The accommodation comprises lounge, modern fitted kitchen, utility room, downstairs W.C., first floor landing, two double bedrooms and a generous sized bathroom. Outside to the front is on street parking and a buffer garden, whilst to the rear is an enclosed low maintenance flagged garden.

The property is located within a short drive of Castleford town centre, Xscape, Junction 32 and close to amenities such as shops and schools, in particular Asda Supermarket and The Henry Moore Primary School. Transport links are also nearby including both road and rail links for commuters. An internal viewing is recommended at your earliest convenience, the property is an ideal starter home or an ideal purchase for the investor.



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## ACCOMMODATION

### LIVING ROOM

13'2" x 12'2" [4.03m x 3.73m]

Front entrance door leads into the living room. UPVC double glazed window to the front, ceiling rose, coving to the ceiling, gas fire set on a marble hearth with tiled interior and a wooden decorative surround, sliding door into the inner hallway.



### INNER HALLWAY

Stairs to the first floor landing and a door into the kitchen/diner.

### KITCHEN/DINER

12'2" x 13'1" [3.72m x 4.01m]

Two UPVC double glazed windows to the rear, coving to the ceiling, central heating radiator. Doors into the utility room and a sliding door to the understairs storage cupboard. A range of

base units with laminate work surfaces over, integrated oven and grill with four ring induction hob, 1½ stainless steel sink with drainer and mixer tap, along with plumbing, drainage and space for a slimline dishwasher and a freestanding fridge freezer. There is a centralised breakfast bar island which provides seating.

### UTILITY ROOM

10'2" x 3'8" [3.11m x 1.14m]

UPVC double glazed door to the rear, UPVC double glazed window to the side, central heating radiator. A range of base units with laminate work surfaces, plumbing and drainage for a washing machine, wall mounted wash basin with cold tap and tiled splashback. Door into the downstairs W.C.



### DOWNSTAIRS W.C.

3'6" x 3'8" [1.08m x 1.13m]

Frosted UPVC double glazed window to the side, fully tiled walls, loft access, low flush W.C.

### FIRST FLOOR LANDING

Central heating radiator, coving to the ceiling. Doors to two bedrooms and the house bathroom.

### BEDROOM ONE

12'3" x 13'2" [3.74m x 4.02m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



### BEDROOM TWO

8'8" x 12'2" [2.66m x 3.72m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, built in storage cupboard.



### BATHROOM

9'1" x 4'0" [2.77m x 1.24m]

Frosted UPVC double glazed window to the rear, part tiled walls. A three piece suite comprising a low flush W.C., panelled bath with bifolding glass shower screen, mixer tap and shower attachment, wall mounted wash basin.



### OUTSIDE

To the front of the property there is on street parking available on a first-come, first-served basis. A cast iron gate provides access to a low maintenance paved buffer garden with solid brick boundary walls and cast iron railings. The rear of the property offers a very low maintenance paved yard, solid brick boundary walls, an outdoor tap and a timber gate providing access to the rear service road.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The property is situated in a very quiet area on a one-way street and next to a park with play area."

### 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.