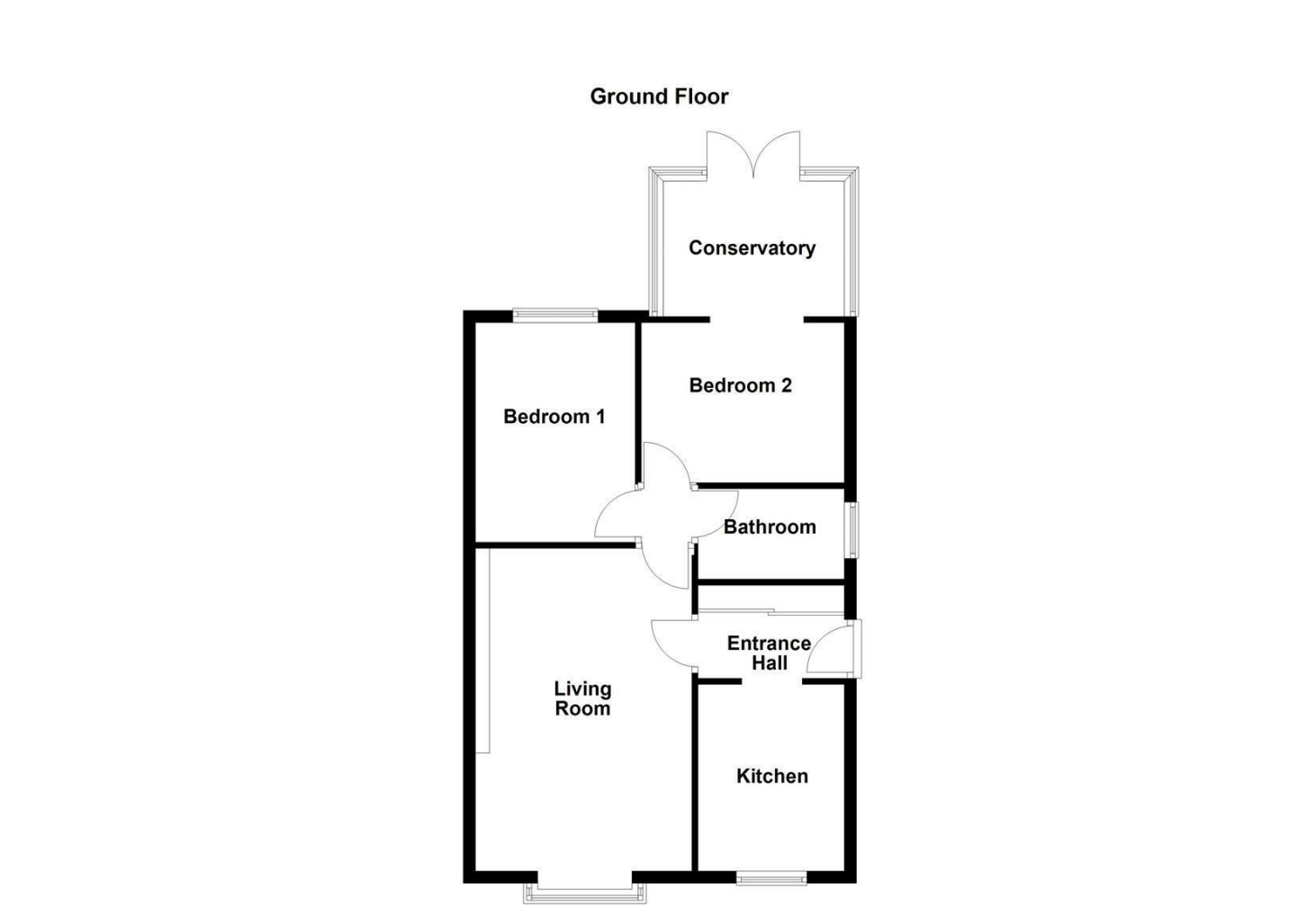


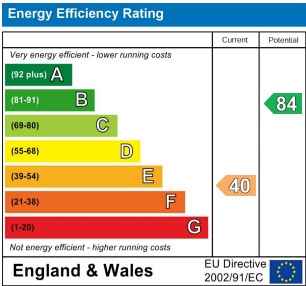


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



42 Coniston Drive, Castleford, WF10 3NL

For Sale Freehold Starting Bid £160,000

For sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after Townville area is this two bedroom semi detached bungalow benefitting from well proportioned accommodation, ample off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, kitchen, living room with inner hallway leading to two bedrooms, bathroom and conservatory. Outside to the front is a lawned garden with gated driveway providing off road parking leading to the single detached garage. To the rear is an enclosed lawned garden incorporating pebbled areas and planted features.

Castleford is ideal for a range of buyers especially this area as it is located ideally close to shops, schools and between Castleford and Pontefract for larger facilities. Castleford is home to two train stations being Castleford and Glasshoughton, but Monkhill can be found within close proximity to this property. Local bus routes to and from neighbouring towns and cities as well as the M62 motorway link for those who look to travel further afield. Castleford is also home for the Xscape and Junction 32 shopping outlet.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, loft access, fitted storage cupboard with sliding doors, an opening to the kitchen and door to the living room.

KITCHEN

10'0" x 7'10" [3.06m x 2.41m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer and breakfast bar with matching work surface over. UPVC double glazed window to the front.

LIVING ROOM

17'5" x 11'8" [max] x 10'11" [min] [5.31m x 3.56m [max] x 3.34m [min]]

UPVC double glazed box window to the front, coving to the ceiling, ceiling rose, door to a further hallway, electric storage heater and gas fireplace with marble hearth, surround and wooden mantle.



HALLWAY

Doors to two bedrooms and bathroom.

BEDROOM ONE

8'9" x 11'9" [2.68m x 3.6m]

Electric storage heater, UPVC double glazed window to the rear and ceiling rose.



BEDROOM TWO

8'11" x 11'1" [2.73m x 3.4m]

An opening through to the conservatory, coving to the ceiling, ceiling rose and electric storage heater.



BATHROOM/W.C.

8'1" x 4'7" [2.47m x 1.42m]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap. Electric towel rail radiator.



CONSERVATORY

7'3" x 9'8" [2.22m x 2.97m]

Surrounded by UPVC double glazed windows with a set of French doors to the rear garden and electric storage heater.



OUTSIDE

To the front of the property is a lawned garden with planted borders and gated driveway providing off road parking for several vehicles leading to the single detached garage with up and over door. To the rear is a landscaped garden mainly laid to lawn with pebbled areas and mature shrubs, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.