



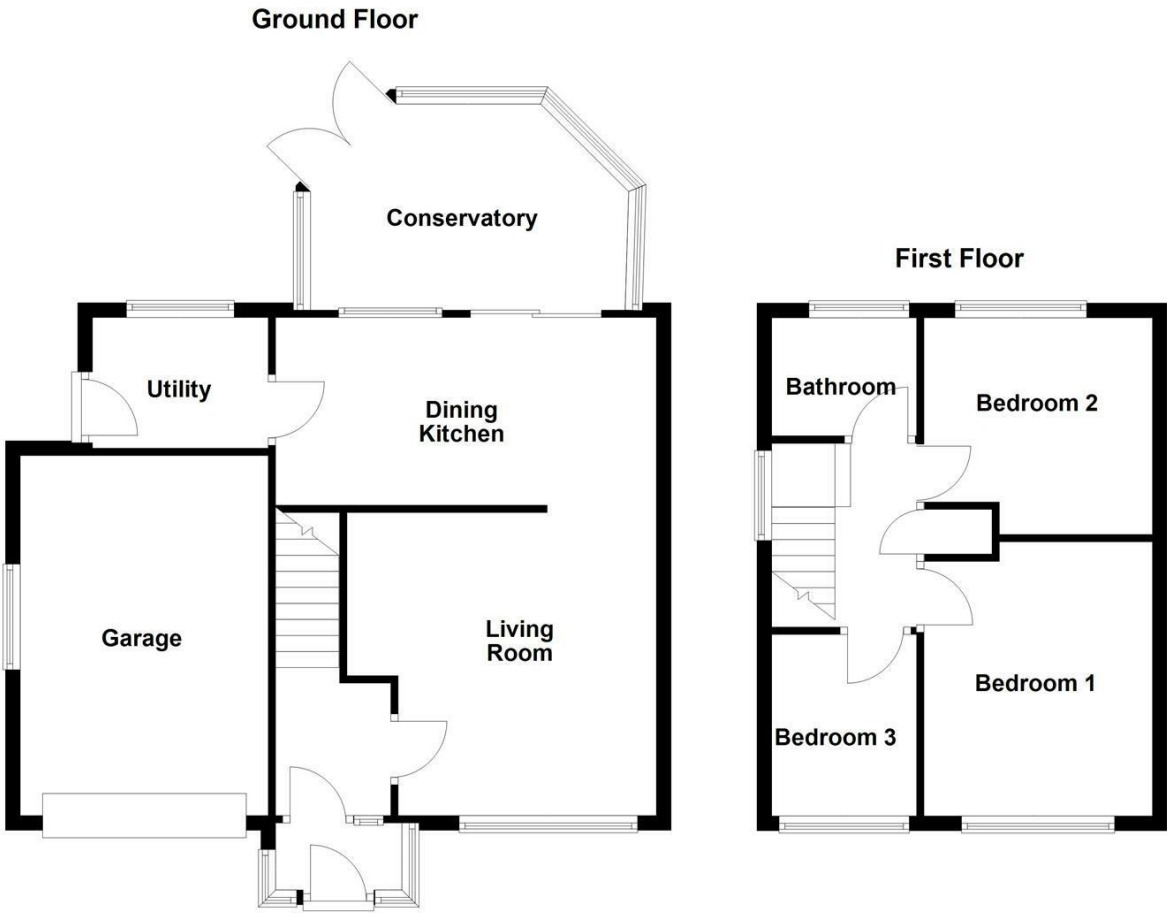
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OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

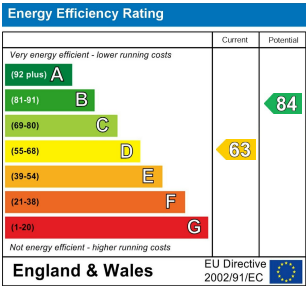


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 34 Towton Drive, Castleford, WF10 5NU

### For Sale Freehold £190,000

A spacious three bedroom semi detached property situated at the end of a cul-de-sac conveniently located for access to local amenities, Castleford train station and the M62 motorway. Boasting gardens to the front, side and rear. A modern open kitchen diner with island, single attached garage, UPVC double glazing and gas central heating.

The property comprises of an entrance hall, a good size living room with archway into the kitchen diner with integral appliances and useful island. Off the kitchen is a utility room and garage access. French doors off the kitchen lead into a spacious conservatory overlooking the garden. On the first floor are two double bedrooms, a single bedroom and a house bathroom/w.c. Outside to the front is a driveway which leads to a garage. There are gardens to the front, side and rear.

The property is convenient for motorway links, a stone throw away from primary and secondary schools. This home is perfect for the growing family and is available with no chain involved and vacant possession. An internal viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE PORCH

Composite entrance door with double glazed window, door into the hallway.

### ENTRANCE HALLWAY

Central heating radiator, oak effect laminate flooring, staircase leading to the first floor landing, access into the living room.

### LIVING ROOM

11'6" x 13'5" [3.51m x 4.11m]

UPVC double glazed window to the front elevation, central heating radiator, oak effect laminate flooring, gas fireplace with surround. Archway into the kitchen diner.

### KITCHEN DINER

8'6" x 16'8" [2.61m x 5.09m]

Laminate flooring. Kitchen island with storage cupboards below and laminate work surfaces. A range of wall and base units with laminate work surfaces, four ring electric Induction hob with extractor fan over, stainless steel sink with mixer tap and drainer, integrated double oven, integrated dishwasher, UPVC double glazed window facing into the conservatory. Further UPVC sliding door leading into the conservatory. UPVC door into the utility room.



### UTILITY ROOM

5'6" x 7'7" [1.69m x 2.33m]

Laminate flooring, a range of fitted units with laminate work surfaces, UPVC double glazed window to the rear and UPVC barn door to the side elevation. The utility room also has access to the garage.

### CONSERVATORY

13'10" x 9'4" [4.23m x 2.85m]

Oak effect laminate flooring, central heating radiator, a range of UPVC double glazed windows, UPVC patio doors leading out to the rear garden.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors to bedrooms and house bathroom/w.c. Storage cupboard.

### BEDROOM ONE

10'0" x 11'11" [3.05m x 3.64m]

Central heating radiator, UPVC double glazed window.



### BEDROOM TWO

10'7" x 9'4" [3.24m x 2.87m]

Central heating radiator, UPVC double glazed window to the rear elevation.

### BEDROOM THREE

7'8" x 6'4" [2.36m x 1.94m]

Central heating radiator, UPVC double glazed window to the front, storage cupboard.

### BATHROOM/W.C.

5'0" x 6'2" [1.53m x 1.89m]

Low flush w.c., ceramic pedestal wash basin with mixer tap, panelled bath with hot and cold taps having shower head attachment with mixer, tiled walls, tiled flooring, UPVC clad spotlights, frosted UPVC double glazed window to the rear and chrome ladder style radiator.



### ATTACHED GARAGE

10'10" x 15'3" [3.32m x 4.65m]

Brick built with manual up and over door, Ideal combination boiler, power and electric.

### OUTSIDE

To the front there is a lawned garden and a driveway aside leading to the attached garage with manual up and over door. To the side there is a timber fence and lawned garden with entrance to the rear garden, which is also enclosed with laid to lawn area and flagged patio area.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

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

### 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.