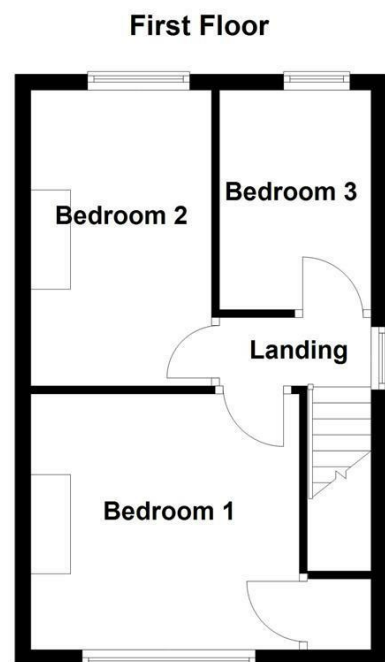
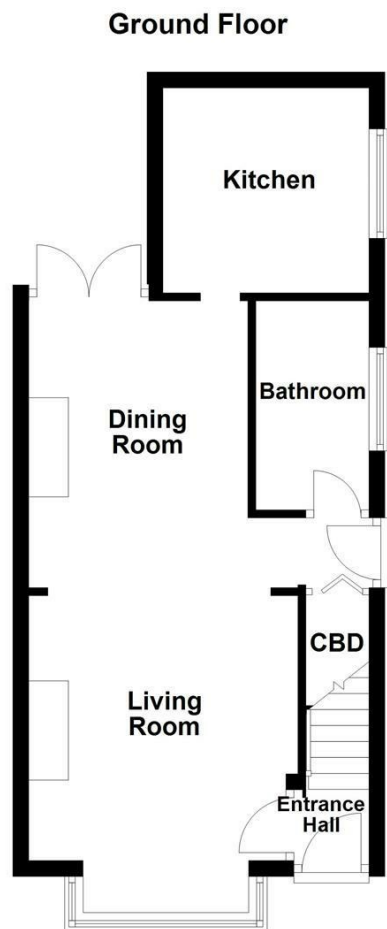


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Dawes Avenue, Castleford, WF10 4DJ

For Sale Freehold Offers Over £160,000

A superb opportunity to purchase this three bedroom semi detached home, benefitting from a larger than average rear garden with two patio seating areas, ample outdoor space and off road parking to the front. The property also benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall leading into a lounge with bay window, which opens through to the dining room. The dining room provides access to the kitchen, understairs storage cupboard and a three piece house bathroom, completing the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms. Externally, to the front of the property there is an off road parking space alongside an attractive lawned garden, with concrete steps leading up to the entrance door. A timber gate provides access down the side of the property to the rear garden, where there is an external power socket, water connection and outside lighting. The rear garden is particularly spacious and features a paved patio area ideal for outdoor dining, overlooking a generous lawn. There is a further decked seating area and a substantial summer house with UPVC French doors to the front. The garden is fully enclosed by timber fencing, providing a private outdoor space.

The property is conveniently located close to local amenities and schools, with regular bus routes to and from Castleford and Pontefract town centres. There is also excellent access to the M62 motorway network, making it ideal for commuters.

A fantastic home offering generous outdoor space and well proportioned accommodation. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall with central heating radiator and staircase leading to the first floor. A door leads through to the living room.

LIVING ROOM

10'11" [min] x 13'8" [max] x 10'11" [3.33m [min] x 4.17m [max] x 3.35m]
UPVC double glazed rectangular bay window to the front elevation, central heating radiator and feature archway opening through to the dining room.



DINING ROOM

11'10" x 9'0" [3.63m x 2.76m]
UPVC double glazed French doors to the rear garden, contemporary white vertical radiator, bifold timber door to under stairs storage cupboard and door leading to the downstairs bathroom. Open access into the kitchen.



BATHROOM/W.C.

8'6" x 4'7" [2.60m x 1.40m]
Modern three piece suite comprising panel bath with mixer tap and electric shower over with curtain, wash basin with mixer tap set within high gloss vanity unit and concealed low flush WC. Fully tiled walls, inset ceiling spotlights, extractor fan, central heating radiator and frosted UPVC window to the side elevation.



KITCHEN

8'5" x 8'5" [2.59m x 2.59m]
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for freestanding fridge freezer and space for oven with cooker hood over. Dual aspect with UPVC double glazed windows to two sides, central heating radiator and downlights within the wall cupboards.

FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side elevation and doors to three bedrooms.

BEDROOM ONE

10'10" x 10'11" [3.31m x 3.35m]
UPVC double glazed window to the front elevation, central heating radiator and built in single wardrobe.



BEDROOM TWO

7'7" x 12'0" [2.33m x 3.66m]
UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

8'11" x 6'3" [2.73m x 1.92m]
UPVC double glazed window to the rear elevation and central heating radiator.



OUTSIDE

Externally to the front is an attractive lawned garden with a parking space and concrete steps leading up to the front entrance door. A timber gate provides access down a concrete pathway to the rear garden. There is an outside light, double power socket and water point to the side of the property. The rear garden incorporates a paved patio seating area, large lawn and central paved pathway leading to a raised timber deck and a summer house with UPVC double glazed French doors. The garden is fully enclosed by timber fencing.



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.

VIEWINGS

To view please contact our Normanton 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.