



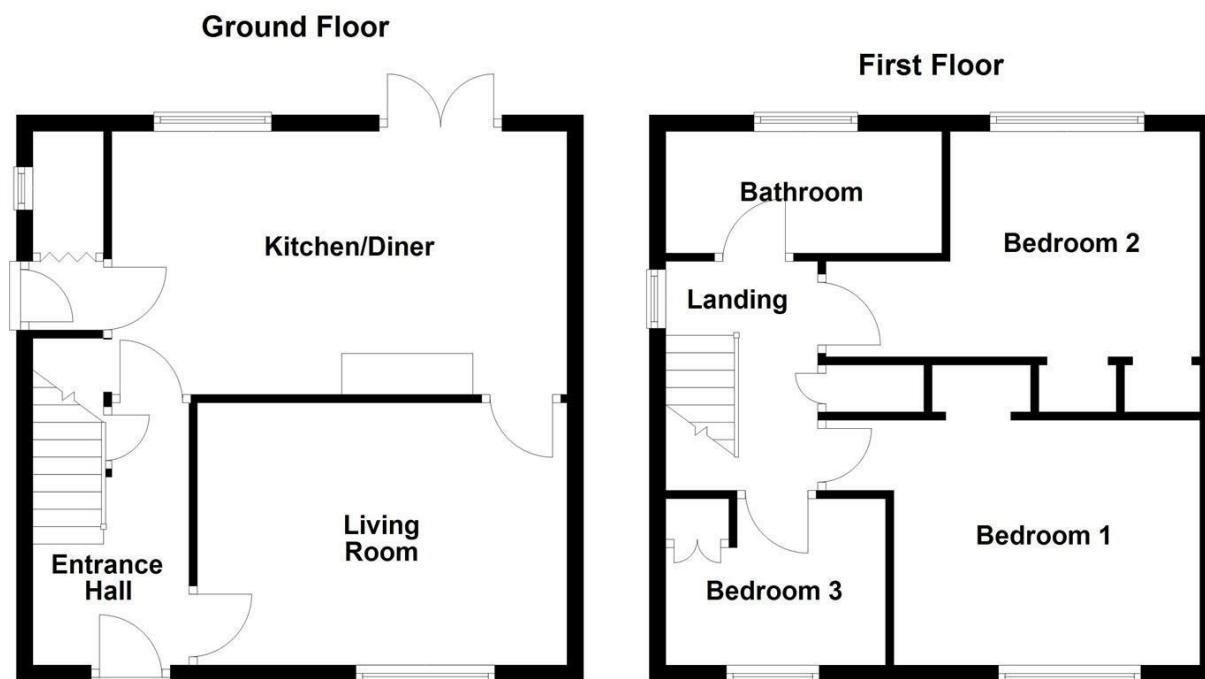
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## 91 Queens Park Drive, Castleford, WF10 3DG

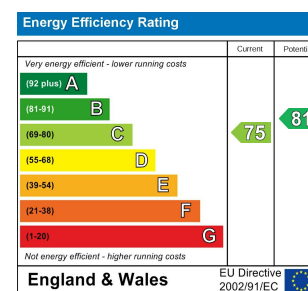
For Sale Freehold Guide Price £160,000

Situated in the popular Airedale area of Castleford is this superbly presented three bedroom semi detached property. Offering well proportioned accommodation throughout, the home benefits from generous reception space and sizeable gardens to the front, side and rear. This attractive home would make an excellent purchase and is certainly not one to be missed.

The property briefly comprises an entrance hall with staircase rising to the first floor, useful under stairs storage and doors leading to the living room and kitchen diner. The living room also provides access through to the kitchen diner, creating a practical flow for modern family living. The kitchen diner benefits from further under stairs storage, access to the rear garden and a doorway leading to the side hallway, which in turn provides access to the downstairs WC and an external door to the side of the property. To the first floor landing there is loft access, a useful storage cupboard and doors leading to three bedrooms and the house bathroom. All bedrooms are well proportioned and offer comfortable accommodation. Externally, to the front of the property there is a lawned garden incorporating a pebbled area with paved features and a paved pathway leading to the front entrance door. The garden is enclosed by timber fencing with a timber gate providing access to the side of the property. To the side, the garden is mainly pebbled and paved and benefits from a brick built outbuilding, ideal for additional storage. The rear garden is predominantly lawned and incorporates both a decked seating area and a concrete patio, perfect for outdoor dining and entertaining. There is also a single detached garage with timber doors providing access, along with a concrete and pebbled driveway offering off road parking for two vehicles. The rear garden is further enclosed by timber fencing.

Castleford is an ideal location for a range of buyers including first time purchasers, small families and professional couples. The property is conveniently located for a wide range of shops, schools and amenities, many of which can be found within walking distance, particularly within Castleford town centre. Local bus routes run nearby and the town benefits from two railway stations, offering links to larger cities such as Leeds, Sheffield and York. For those commuting further afield, the M62 motorway network is only a short drive away. For leisure and entertainment, the popular Xscape Yorkshire complex and Junction 32 Outlet Shopping Village are both within easy reach, while Pontefract Racecourse is located slightly further afield.

Only a full internal inspection will truly reveal everything this well-presented home has to offer and early viewing is highly recommended to avoid disappointment.



### 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.

### 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

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted UPVC double glazed panel leading into the entrance hall. There is a central heating radiator, tiled flooring throughout, and a staircase with handrail rising to the first floor landing with useful under stairs storage. Doors provide access to the living room and kitchen diner.

### LIVING ROOM

10'5" x 14'9" [3.2m x 4.5m]

Coving to the ceiling, central heating radiator and a UPVC double glazed window to the front elevation. A door provides access through to the kitchen diner. Tiled flooring throughout.



### KITCHEN DINER

18'2" x 10'6" [max] x 8'11" [min] [5.55m x 3.22m [max] x 2.73m [min]]

Fitted with spotlights to the ceiling, a UPVC double glazed window to the rear elevation and a set of UPVC double glazed French doors leading out to the rear garden. There is a central heating radiator, tiled flooring throughout and useful under-stairs storage. A door leads through to the side hallway. The kitchen itself is fitted with a range of modern high gloss wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Integrated appliances include a four ring induction hob with oven and microwave. There is also space and plumbing for a washing machine and space for an American style fridge freezer.



### SIDE HALLWAY

Tiled flooring throughout and a frosted UPVC double glazed door providing access to the side of the property. A folding door leads through to the downstairs WC.

### DOWNSTAIRS W.C.

6'0" x 4'9" [1.83m x 1.46m]

Frosted UPVC double glazed window to the side elevation, low flush WC and wall mounted wash basin with mixer tap. Tiled flooring throughout.

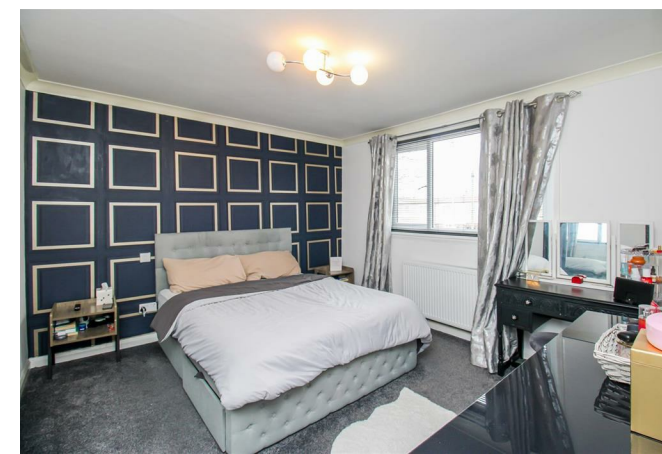
### FIRST FLOOR LANDING

With loft access, a UPVC double glazed window to the side elevation and access to a useful storage cupboard. Doors lead to bedroom one, bedroom two, bedroom three and the house bathroom.

### BEDROOM ONE

10'11" x 14'11" [max] x 12'3" [min] [3.35m x 4.55m [max] x 3.75m [min]]

Coving to the ceiling, central heating radiator, fitted storage area and a UPVC double glazed window to the front elevation.



### BEDROOM TWO

9'0" x 14'11" [max] x 10'4" [min] [2.75m x 4.55m [max] x 3.16m [min]]

UPVC double glazed window to the rear elevation, central heating radiator and fitted storage areas.



### BEDROOM THREE

9'2" x 7'11" [max] x 5'9" [min] [2.80m x 2.43m [max] x 1.77m [min]]

UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling. The room also benefits from partial decorative wall panelling and a useful over stairs storage cupboard set into the bulkhead.



### BATHROOM

11'0" x 5'5" [3.36m x 1.67m]

Frosted UPVC double glazed window to the rear elevation, extractor fan and central heating radiator. Fitted with a low flush WC and wash basin set within a storage unit with mixer tap. There is a panelled bath with mixer tap and shower attachment, as well as a separate shower cubicle with mains fed shower and glass screen. Fully tiled walls and flooring.



### OUTSIDE

To the front of the property there is a lawned garden incorporating pebbled areas and paved features, along with a paved pathway leading to the front entrance door. The garden is enclosed by fencing and a timber gate provides access to the side of the property. The pebbled area continues to the side and wraps around to the rear where there is a generous lawned garden, partially enclosed by timber fencing. The rear also incorporates both concrete and decked patio areas, ideal for outdoor dining and entertaining. There is a single detached garage with timber double doors and a concrete driveway providing off road parking for up to four vehicles. A brick built outbuilding to the side of the property provides additional external storage.



### Non standard construction

This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### 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.