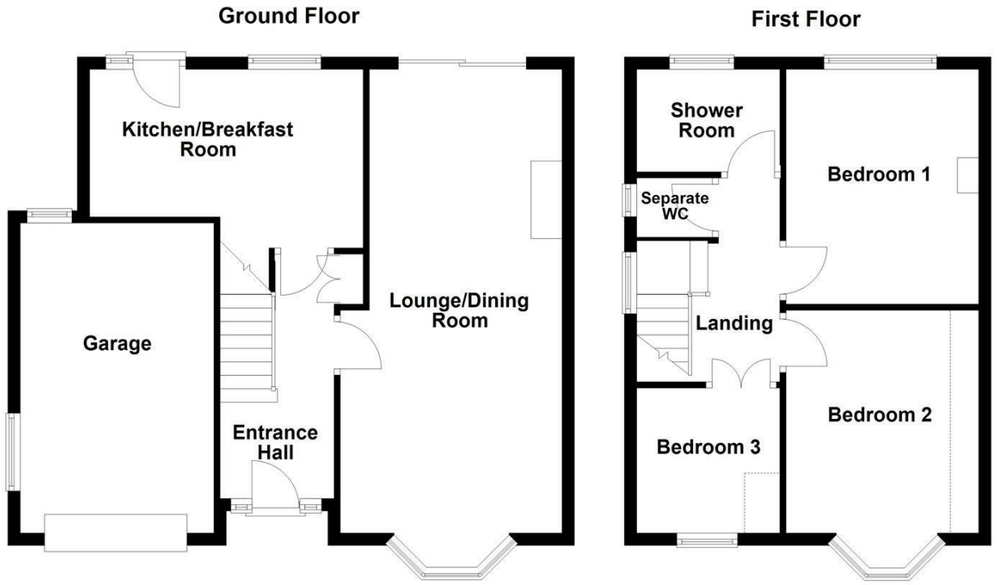
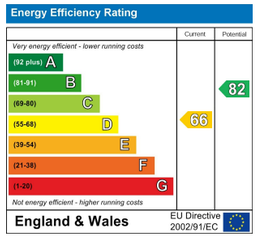



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

# 23 Windermere Road, Castleford, WF10 3NQ

## For Sale By Modern Method Of Auction Freehold Starting Bid £135,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after Townville area is this three bedroom semi detached property in need of a degree of modernisation however offering plenty of potential benefitting from an extended kitchen, driveway parking with garage and lawned gardens to the front and rear.

The property briefly comprises of the entrance hall, extended kitchen/breakfast room and spacious lounge/dining room. The first floor landing leads to three bedrooms, shower room and separate w.c. Outside to the front is a lawned garden and driveway leading to the single garage. To the rear is an enclosed lawned garden incorporating patio areas, perfect for outdoor dining.

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 the potential 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 entrance door, coving to the ceiling, ceiling rose, storage cupboard, central heating radiator, stairs to the first floor landing and doors to the lounge/dining room and kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM
14'4" x 9'6" (max) x 7'10" (min) (4.38m x 2.9m (max) x 2.4m (min))
Range of wall and base units with tiled work surface over, sink and drainer with mixer tap, space for a cooker, space and plumbing for a washing machine and space for a fridge/freezer. Central heating radiator, UPVC double glazed window and door to the rear.

### LOUNGE/DINING ROOM
26'2" x 11'0" (max) x 5'2" (min) (8.0m x 3.36m (max) x 1.6m (min))
Set of UPVC double glazed sliding doors to the rear garden, UPVC double glazed bay window to the front, coving to the ceiling, two central heating radiators and gas fireplace with marble hearth, surround and wooden mantle.

### FIRST FLOOR LANDING
UPVC double glazed window to the side, coving to the ceiling, ceiling rose, loft access and doors to three bedrooms, shower room and separate w.c.

### BEDROOM ONE
12'5" x 9'11" (max) x 8'8" (min) (3.8m x 3.03m (max) x 2.66m (min))
UVPC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.

### BEDROOM TWO
10'11" x 9'11" (max) x 5'2" (min) (3.34m x 3.03m (max) x 1.6m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and fitted wardobes.

### BEDROOM THREE
7'1" x 6'11" (max) x 3'5" (min) (2.17m x 2.12m (max) x 1.05m (min))
Fitted wardrobes, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.

### SHOWER ROOM
5'6" x 7'3" (max) x 5'1" (min) (1.7m x 2.21m (max) x 1.55m (min))
Pedestal wash basin with mixer tap and shower cubicle with electric shower head attachment. UPVC double glazed frosted window to the rear, central heating radiator, storage cupboard

### W.C.
4'5" x 2'7" (1.35m x 0.79m)
UPVC double glazed frosted window to the side and low flush w.c.

### OUTSIDE
To the front of the property is lawned garden with mature planted border incorporating shrubs, trees and flowers. A block paved driveway provides off road parking leading to the single garage with double doors, power and light. To the rear is a lawned garden with planted features, paved and block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and walls.

### COUNCIL TAX BAND
The council tax band for this property is B.

### 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.

### 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.