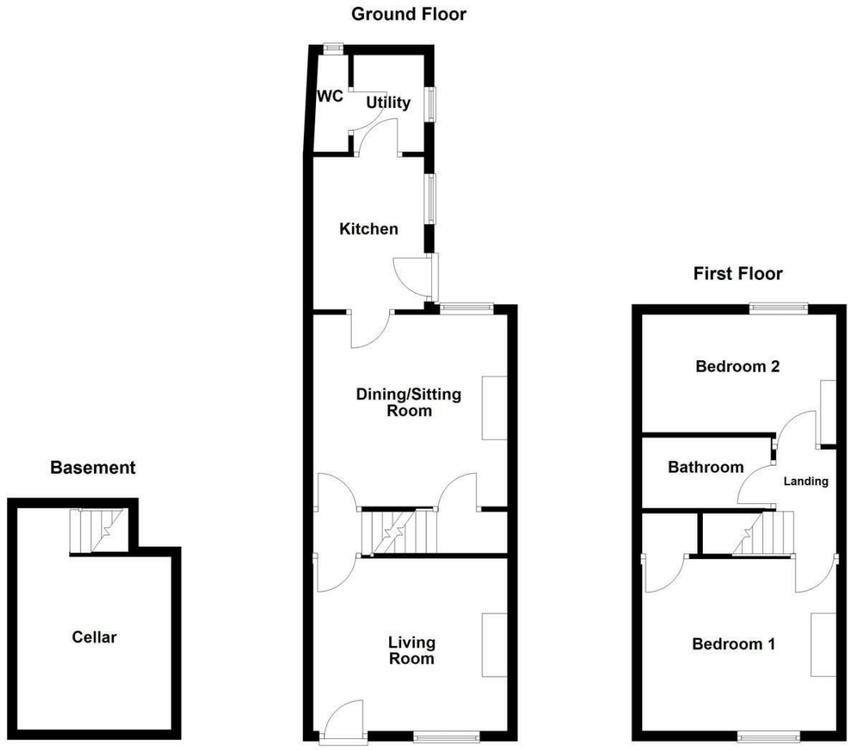

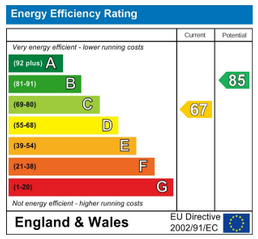

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

158 Hugh Street, Castleford, WF10 4DX

For Sale Freehold Asking Price £135,000

Situated on in the popular residential area within walking distance of the town centre is this superbly presented two bedroom mid terrace property benefitting from modern kitchen and low maintenance garden.

The property briefly comprises of the living room, hallway, dining/sitting room with access down to the cellar, modern fitted kitchen, separate utility room and downstairs w.c. The first floor landing leads two two bedrooms and house bathroom. Outside there is an enclosed low maintenance patio area, perfect for outdoor dining and entertaining.

Castleford makes an ideal place to settle for a range of buyers, as first time buyers looking to move to the area and is aptly placed for local amenities such as shops and schools. Hugh Street is within walking distance of Castleford town centre. Castleford also plays host to the Xscape entertainment centre and Junction 32 shopping outlet. Pontefract racecourse is slightly further afield. For commuters the property is within walking distance of both the bus station and train station.

Ready to move into, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

ACCOMMODATION

LIVING ROOM
11'2" x 12'8" (max) x 11'5" (min) (3.42m x 3.87m (max) x 3.48m (min))
UPVC front entrance door, UPVC double glazed window to the front, central heating radiator and door to the hallway.

HALLWAY
Stairs to the first floor landing and door through to the dining/sitting room.

DINING/SITTING ROOM
12'5" x 12'7" (max) x 11'1" (min) (3.8m x 3.86m (max) x 3.4m (min))
UPVC double glazed window to the rear, central heating radiator, door leading down to the cellar and door to the kitchen.

CELLAR
10'0" x 11'3" (3.05m x 3.45m)
Light within.

KITCHEN
9'10" x 7'6" (3.02m x 2.3m)
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric job and extractor hood. UPVC double glazed door to the rear garden, UPVC double glazed window to the side, column central heating radiator and door to the utility.

UTILITY
5'3" x 6'1" (1.61m x 1.87m)
Laminate work surface over with space and plumbing for a washing machine, space for a fridge/freezer, extractor fan, UPVC double glazed frosted window to the side and door to the downstairs w.c.

W.C.
6'3" x 2'3" (1.92m x 0.7m)
Timber framed double glazed frosted window to the rear, extractor fan, low flush w.c. and ceramic wash basin with mixer tap.

FIRST FLOOR LANDING
Doors to two bedrooms and bathroom.

BEDROOM ONE
11'2" x 12'8" (max) x 11'5" (min) (3.42m x 3.88m (max) x 3.5m (min))
Overstairs storage cupboard, central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
12'9" x 8'6" (max) x 4'3" (min) (3.9m x 2.6m (max) x 1.32m (min))
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
4'7" x 8'4" (1.4m x 2.55m)
Low flush w.c., pedestal wash basin with mixer tap and panelled with mixer tap and overhead shower attachment. Extractor fan, spotlights and chrome ladder style radiator.

OUTSIDE
To the front is on street parking. To the rear is a low maintenance patio area, perfect for outdoor dining and entertaining, fully enclosed by walls with a timber gate.

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 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.