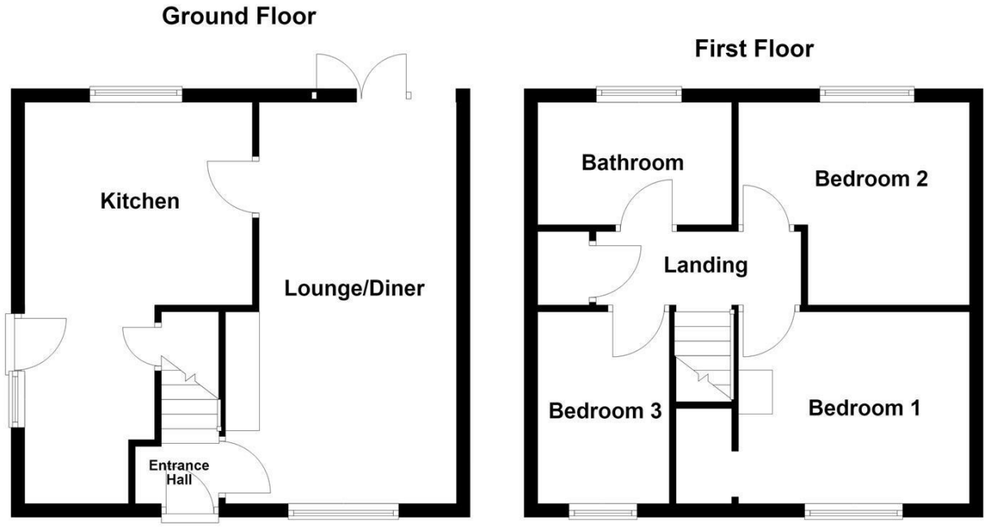
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



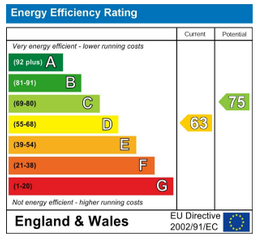
30 Elizabeth Drive, Castleford, WF10 3SD

For Sale Freehold £140,000

Benefiting from gas fired central heating and sealed unit double glazing throughout, this comfortable and well proportioned family home is suitable for a range of buyers.

The property is approached via a welcoming entrance hall, which leads into a spacious living room featuring a window to the front elevation and French doors opening onto the rear garden. The generously sized L shaped kitchen is well appointed with a comprehensive range of fitted units and enjoys pleasant views over the rear garden. To the first floor, the property offers three well proportioned bedrooms, all served by a family bathroom. Externally, the property enjoys a small front garden together with a block paved driveway providing off street parking and a pathway leading to the entrance. To the rear is a larger enclosed garden, predominantly laid to lawn, complemented by a raised decked seating area, a concrete hardstanding, and a useful block built storage shed.

Situated within a popular residential area, the property is conveniently located close to a good selection of local shops, well regarded schools, and recreational facilities. A wider range of amenities can be found in the nearby town centre of Castleford, which benefits from its own railway station and excellent access to the national motorway network, making it ideal for commuters.



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.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door opens into a welcoming entrance hall with stairs rising to the first floor landing.

LIVING ROOM
20'0" x 11'5" (6.10m x 3.50m)
A spacious dual aspect living room featuring a window to the front elevation and French doors opening onto the rear garden, allowing plenty of natural light and a central heating radiator.

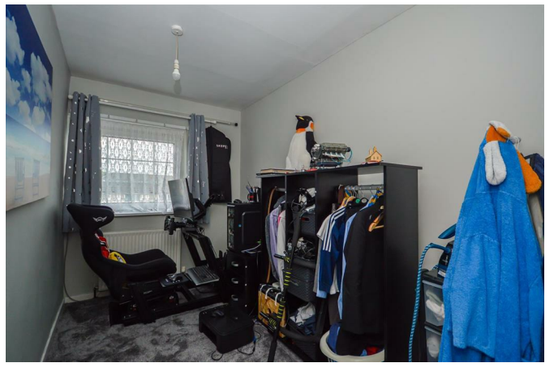
KITCHEN
11'1" x 9'6" + 9'10" x 6'6" (3.40m x 2.90m + 3.0m x 2.0m)
A well proportioned L shaped kitchen fitted with a range of painted wall and base units complemented by laminate work surfaces and tiled splashbacks, incorporating a stainless steel sink and drainer unit. Window overlooking the rear garden, space and plumbing for a washing machine, space for a side-by-side American style fridge freezer, useful understairs storage cupboard and an external door providing access to the side of the property.

FIRST FLOOR LANDING
Providing access to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" x 10'5" (3.50m x 3.20m)
A generous double bedroom with a window to the front elevation, useful over stairs storage cupboard and a central heating radiator.

BEDROOM TWO
13'9" x 9'2" (4.20m x 2.80m)
A good sized second bedroom with a window overlooking the rear garden and a central heating radiator.

BEDROOM THREE
11'1" x 6'6" (3.40m x 2.0m)
A well proportioned third bedroom with windows to both the front and rear elevations, creating a bright and airy space as well as a central heating radiator.



BATHROOM
Fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low flush WC. Frosted double-glazed window to the rear elevation, tiled walls and a central heating radiator.

OUTSIDE
To the front, the property benefits from a block-paved driveway providing off-street parking, alongside a lawned garden and a pathway leading to the front entrance. The block paved driveway continues down the side of the property to the rear, where there is a concrete hardstanding, a lawned garden, a decked patio seating area and a useful block built storage shed.

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.