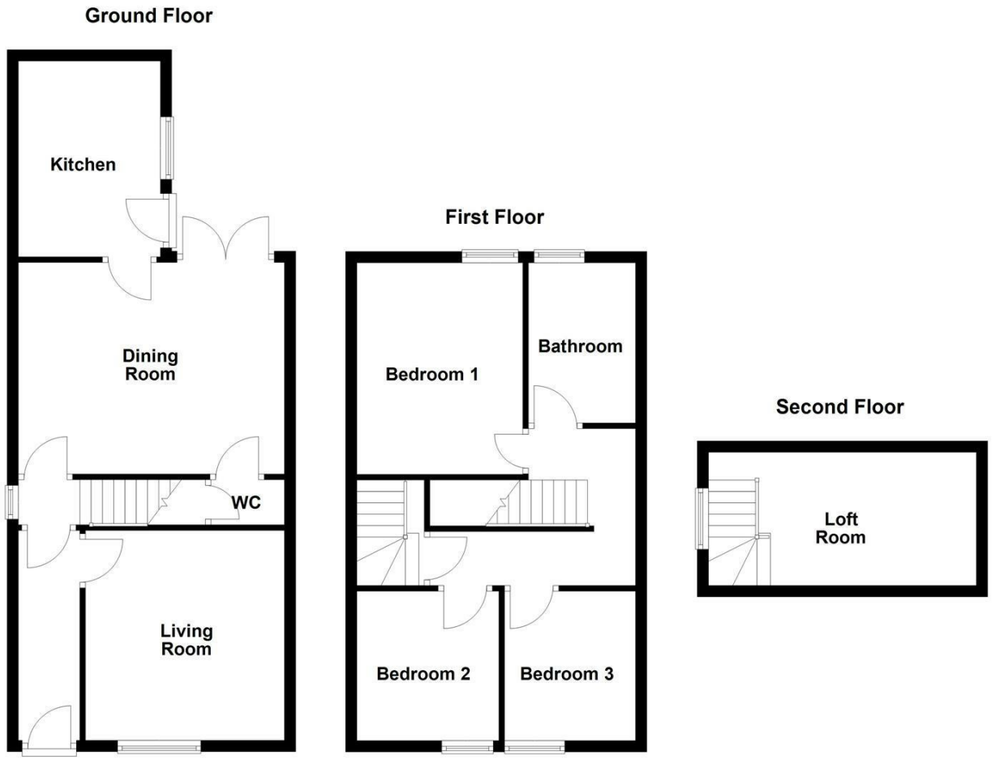

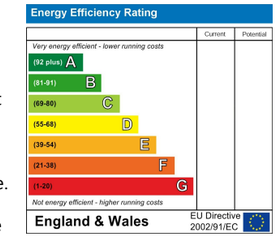

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

53 Ashton Road, Castleford, WF10 5AX

For Sale Freehold £160,000

A deceptively spacious three bedroom end terraced home, benefitting from a pleasant rear garden and situated in a popular residential area within easy reach of the town centre.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming reception hall leading into a good sized living room with feature fireplace and window to the front. To the rear, there is a separate dining room with a guest WC and French doors opening onto the rear garden. The kitchen is fitted with a range of modern units and also provides access to the garden. To the first floor, there are three bedrooms, all served by a well appointed family bathroom. A space saving staircase leads to a useful loft room on the second floor, providing additional versatile space. Externally, the property offers low maintenance gardens to both the front and rear, with the rear garden enjoying a pleasant open aspect.

The property is ideally located within easy reach of a wide range of shops, schools and recreational facilities in Castleford town centre. There are also convenient transport links including railway stations and access to the motorway network, making it suitable for commuters.

Only a full internal inspection will fully appreciate all that this home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
12'1" x 3'7" (3.7m x 1.1m)
UPVC front entrance door leading into the reception hall with central heating radiator and doors to the dining room and living room.

LIVING ROOM
12'1" x 11'5" (3.7m x 3.5m)
Window to the front elevation, central heating radiator and feature fireplace with marble surround and hearth housing an electric fire. Stairs leading to the first floor.

DINING ROOM
15'5" x 12'1" (4.7m x 3.7m)
French doors to the rear garden, wood effect flooring, double central heating radiator and feature fireplace with marble surround and living flame gas fire.

W.C.
4'3" x 2'7" (1.3m x 0.8m)
Fitted with a two piece white and chrome suite comprising low flush W.C. and wash basin, with a useful understairs cupboard.

KITCHEN
11'5" x 8'2" (3.5m x 2.5m)
Windows and external door to the side, fitted with a range of wood effect wall and base units with contrasting laminate worktops, stainless steel sink and drainer, space for a gas cooker, tall fridge freezer and washing machine, with boiler housed within.

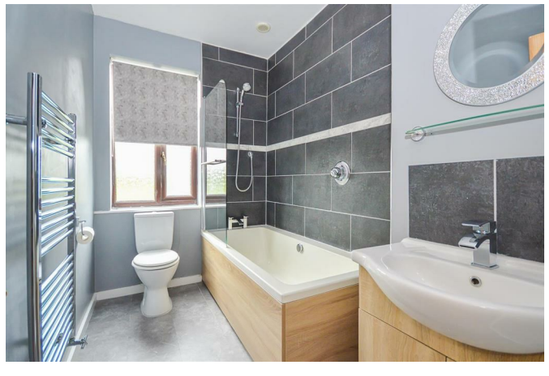
FIRST FLOOR LANDING
Provides access to three bedrooms and the house bathroom.

BEDROOM ONE
12'5" x 9'2" (3.8m x 2.8m)
Window overlooking the rear garden and open views beyond, central heating radiator and fitted wardrobes with matching drawers.

BEDROOM TWO
8'10" x 7'6" (2.7m x 2.3m)
Window to the front elevation and central heating radiator.

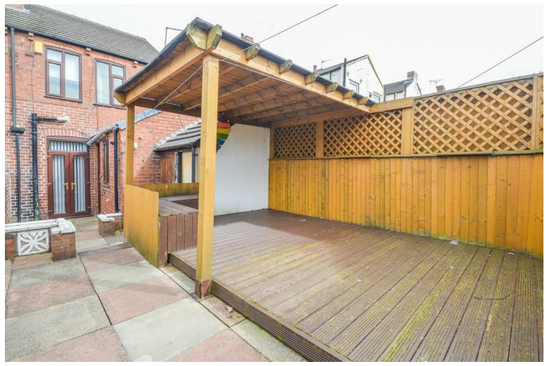
BEDROOM THREE
9'2" x 7'10" (2.8m x 2.4m)
Window to the front elevation and central heating radiator.

BATHROOM/W.C.
9'6" x 5'10" (2.9m x 1.8m)
Frosted window to the rear, part tiled walls and fitted with a three piece suite comprising panel bath with shower over and glazed screen, vanity wash basin with cupboard below and low flush W.C.



LOFT ROOM
15'8" x 7'10" (4.8m x 2.4m)
Window to the side, central heating radiator and access to eaves storage.

OUTSIDE
To the front, a low maintenance crushed slate garden. To the rear, a larger garden with paved patio area, steps leading to a brick built storage shed and a further paved and decked seating area with pergola.



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.