



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



2 Lisheen Avenue, Castleford, WF10 4HA

For Sale Freehold £260,000

Deceptively spacious from the front is this four bedroom semi detached home benefitting from ample reception space, off road parking, enclosed gardens and is available with no chain involved.

The property briefly comprises of the porch leading into the entrance hall, living room, dining room, hallway leading to the downstairs w.c. and kitchen/breakfast room with separate utility room. The first floor landing leads to four bedroom (three of which are doubles), bathroom and separate w.c. Outside to the front and side are artificial lawned gardens. To the rear is a block paved driveway providing off road parking for one vehicle leading to the garage. Also to the rear is gated entry to an enclosed block paved patio area, perfect for outdoor dining.

The property is ideally located for all local shops and amenities including schools. Castleford town centre is only a short distance away with main bus routes and it's own train station, perfect for those looking to travel further afield, as well as the motorway network nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

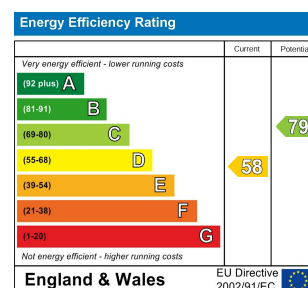
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

PORCH

UPVC front entrance door, spotlights, coving to the ceiling and door to the entrance hall.

ENTRANCE HALL

Central heating radiator, spotlights, coving to the ceiling, staircase to the first floor landing, understairs storage and doors to a further hallway, living room and dining room.

LIVING ROOM

14'9" x 14'6" [max] x 12'4" [min] [4.52m x 4.43m [max] x 3.78m [min]]

UPVC double glazed window to the side, UPVC double glazed box window to the front, spotlights, coving to the ceiling, two central heating radiators and wall mounted electric heater.

DINING ROOM

11'1" x 12'4" [max] x 11'0" [min] [3.38m x 3.76m [max] x 3.37m [min]]

UPVC double glazed window to the side, two central heating radiators, spotlights, coving to the ceiling, wall mounted electric heater and set of

UPVC double glazed French doors to the side.

HALLWAY

UPVC double glazed frosted door to the rear, door to the downstairs w.c. and an opening through to the kitchen/breakfast room.

W.C.

2'4" x 6'5" [0.73m x 1.96m]

Low flush w.c., spotlights, ceramic wash basin with mixer tap and fully tiled.

KITCHEN/BREAKFAST ROOM

13'5" x 12'3" [max] x 10'7" [min] [4.09m x 3.75m [max] x 3.25m [min]]

Range of modern wall and base units with wooden work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for an American style fridge/freezer, breakfast bar with matching work surface over, integrated double oven and microwave, five ring induction hob with extractor hood. Door to the utility, UPVC double glazed windows to the side and rear, spotlights, coving to the ceiling and central heating radiator.

UTILITY

2'9" x 6'4" [0.86m x 1.95m]

UPVC double glazed frosted window to the side, spotlights, extractor fan, space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Coving to the ceiling, spotlights, loft access and doors to four bedroom, bathroom and separate w.c.

BEDROOM ONE

14'0" x 14'11" [max] x 12'6" [min] [4.28m x 4.56m [max] x 3.82m [min]]

UPVC double glazed window to the side with box window to the front, central heating radiator and coving to the ceiling.

BEDROOM TWO

14'5" x 12'5" [max] x 11'3" [min] [4.41m x 3.8m [max] x 3.44m [min]]

UPVC double glazed window to the side, coving to the ceiling and central heating radiator.

BEDROOM THREE

11'1" x 12'5" [max] x 11'3" [min] [3.4m x 3.8m [max] x 3.44m [min]]

UPVC double glazed windows to the side and rear, central heating radiator and coving to the ceiling.

BEDROOM FOUR

5'11" x 9'1" [1.81m x 2.77m]

UPVC double glazed window to front and central heating radiator.

BATHROOM

4'5" x 9'0" [1.35m x 2.75m]

UPVC double glazed frosted window to the rear, spotlights, chrome ladder style radiator, extractor fan, pedestal wash basin with mixer tap and corner bath with jets and mains shower attachment.

W.C.

2'7" x 6'11" [0.8m x 2.12m]

UPVC double glazed frosted window to the rear, spotlights, low flush w.c. and wall mounted wash basin with mixer tap.

OUTSIDE

To the front of the property is a low maintenance artificial lawned garden enclosed with high walls and fencing continuing round to the side with decked patio area, perfect for outdoor dining and entertaining. To the rear is a block paved driveway providing off road parking for one vehicle leading to the single detached garage with electric roller door, as well as side access door and can house a large car. A gate leads to a block paved patio area, fully enclosed by 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.