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2 Elm View, Castleford, WF10 5QY

For Sale Freehold Asking Price £210,000

Situated on a sought after modern development in Castleford is this superbly presented three bedroom semi detached home, offering spacious and versatile accommodation arranged over three floors. Benefitting from a contemporary open plan living kitchen dining space, off road parking and an attractive enclosed rear garden, this impressive property is certainly not one to be missed.

The accommodation briefly comprises a welcoming entrance hall with staircase providing access to the first floor, together with access into the open plan living kitchen dining area. From here there is access to a downstairs W.C. and the rear garden. To the first floor, the landing provides access to bedrooms two and three, together with the house bathroom and a staircase leading to the second floor. The second and final floor is home to the principal bedroom, together with a useful storage cupboard. Bedroom one also benefits from loft access. Externally, to the front is a block paved driveway providing off road parking for two to three vehicles, complemented by a raised sleeper bed and a pathway leading to the front entrance. To the rear is an enclosed garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with raised sleeper beds and space for a garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Castleford is a convenient location for a wide range of buyers, particularly first time buyers, professional couples and growing families. A good selection of local shops, schools and everyday amenities can be found nearby, with further facilities available within Castleford town centre. Regular bus services operate close by, while Castleford also benefits from railway connections providing access to larger centres including Leeds and Sheffield. The M62 motorway network is within easy reach for those travelling further afield. The area is also well placed for a range of leisure and shopping facilities, including Junction 32 Outlet Shopping and Xscape Yorkshire, while Pontefract Racecourse is only a short distance away.

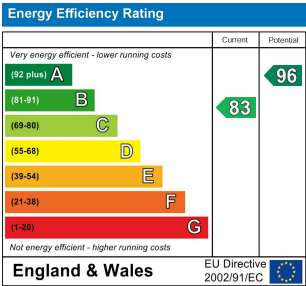
Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.

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



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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.

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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.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing, decorative wall panelling and door leading through to the open plan living kitchen diner.

OPEN PLAN LIVING KITCHEN DINER

22'1" x 12'2" [max] x 6'8" [min] [6.75m x 3.72m [max] x 2.05m [min]]

UPVC double glazed window overlooking the front elevation and a set of UPVC double glazed French doors with integral blinds opening onto the rear garden. Two central heating radiators, decorative wall panelling and access to a useful understairs storage area. The kitchen is fitted with a range of modern wall and base units with gloss frontages and laminate work surfaces over, incorporating a stainless steel one and a half bowl sink and drainer with mixer tap. Four ring gas hob with extractor hood above, integrated oven, tiled splashbacks, space and plumbing for a washing machine and space for a fridge freezer. The Ideal combination boiler is also housed within the kitchen. A breakfast bar with laminate work surface provides additional dining and seating space.

DOWNSTAIRS W.C.

2'9" x 4'11" [0.85m x 1.50m]

Fitted with a low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

FIRST FLOOR LANDING

10'7" x 2'11" [max] x 2'9" [min] [3.25m x 0.90m [max] x 0.86m [min]]

Doors providing access to bedrooms two and three and the house bathroom, together with staircase access to the second floor.

BEDROOM TWO

7'10" x 12'1" [2.40m x 3.70m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

12'1" x 7'7" [max] x 3'1" [min] [3.70m x 2.32m [max] x 0.95m [min]]

Two UPVC double glazed windows overlooking the front elevation and central heating radiator.



HOUSE BATHROOM

6'1" x 5'5" [1.86m x 1.66m]

Frosted UPVC double glazed window overlooking the side elevation, extractor fan and chrome ladder style central heating radiator. Fitted with a low flush W.C., ceramic wash basin set within a vanity storage unit with mixer tap, and panelled bath with mixer tap and shower attachment. Further electric shower over the bath with glazed shower screen. Part tiled walls and shaver point.



SECOND FLOOR LANDING

Door providing access into bedroom one and a further door leading to a useful storage cupboard.

BEDROOM ONE

8'10" x 18'8" [2.70m x 5.70m]

Three Velux style roof windows, central heating radiator and loft access.



OUTSIDE

To the front is a block paved driveway providing off road parking for two to three vehicles, together with a raised sleeper bed and paved pathway leading to the front entrance. The low maintenance rear garden incorporates a paved patio area, ideal for outdoor dining and entertaining, together with a raised sleeper bed and space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



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.

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.