



WAKEFIELD
01924 291 294

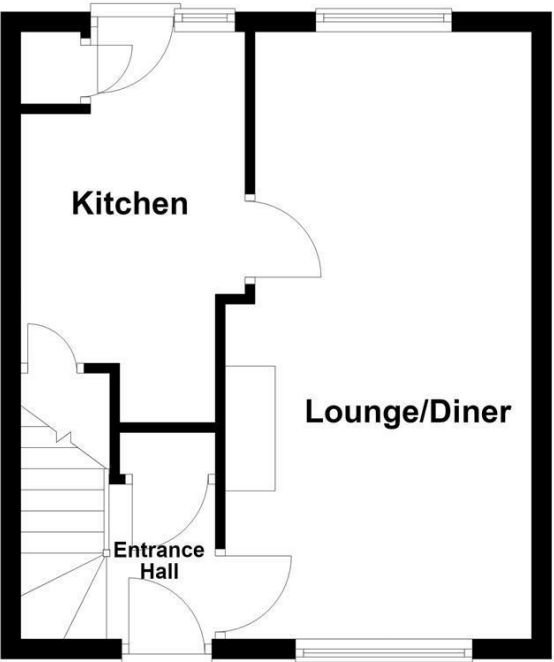
OSSETT
01924 266 555

HORBURY
01924 260 022

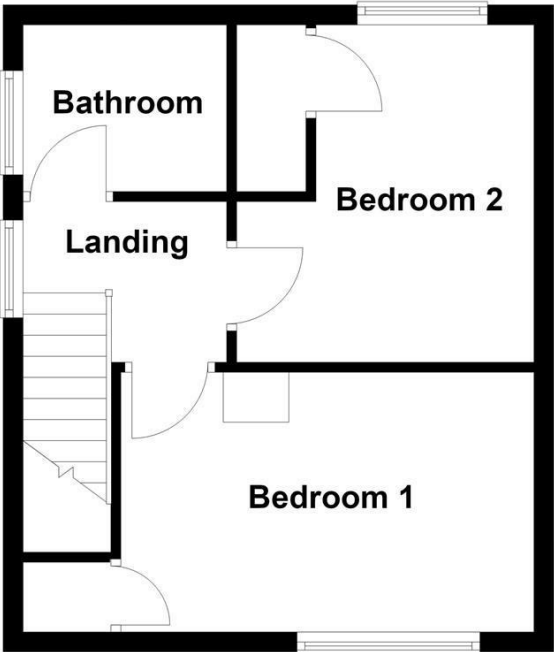
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

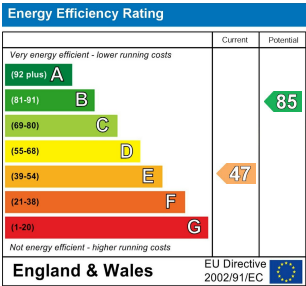


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Elizabeth Drive, Castleford, WF10 3SD
For Sale Freehold £145,000

Situated in the Airedale area of Castleford and within easy reach of the local shopping parade is this two bedroom end terrace home, offering well proportioned accommodation together with off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful storage cupboard and access into the lounge diner. The lounge diner leads through into the kitchen, which in turn provides access to two storage cupboards and the rear garden. To the first floor are two good sized double bedrooms and the house bathroom, with bedroom one benefitting from an overstairs storage cupboard and bedroom two having a further storage cupboard housing the Ideal i-Mini combination boiler. Loft access is also provided from the landing. Externally, to the front is a small lawned area, paved pathway and pebbled driveway providing off road parking. To the rear is a lawned garden with a paved patio area and canopy over, together with useful brick built and timber outbuildings.

The property is well placed for a range of local amenities and schools, with a broader selection of facilities available in Castleford town centre. Regular bus services operate nearby, while Castleford also provides rail connections to surrounding towns and cities. The M62 motorway network is within easy reach for those travelling further afield, while nearby leisure and retail attractions include Xscape Yorkshire and Junction 32 Outlet Shopping.

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



ACCOMMODATION

ENTRANCE HALL

5'1" x 6'4" [1.55m x 1.95m]

Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and doors leading to a useful storage cupboard and the lounge diner.

LOUNGE DINER

20'0" x 10'0" [6.10m x 3.07m]

Enjoying a dual aspect with UPVC double glazed windows overlooking the front and rear elevations. Central heating radiator, coving to the ceiling and feature gas fireplace with marble hearth and surround and timber mantle. Door providing access into the kitchen.



KITCHEN

12'6" x 7'4" [3.82m x 2.25m]

Frosted UPVC double glazed window overlooking the rear elevation and frosted and stained glass UPVC double glazed rear entrance door. Fitted with a modern range of gloss fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator, access to an understairs storage cupboard and a further useful storage cupboard.



FIRST FLOOR LANDING

5'3" x 6'0" [1.62m x 1.85m]

Frosted UPVC double glazed window overlooking the side

elevation and loft access. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE

13'7" x 8'10" [4.15m x 2.70m]

UPVC double glazed window overlooking the front elevation and central heating radiator. Useful overstairs storage cupboard.



BEDROM TWO

10'11" x 10'8" [3.35m x 3.26m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. Useful storage cupboard housing the Ideal i-Mini combination boiler.



HOUSE BATHROOM

6'5" x 5'6" [1.96m x 1.68m]

Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, mains fed overhead shower and separate handheld shower attachment. Partial wet wall panelling, partial tiling, central heating radiator and extractor fan.



OUTSIDE

To the front is a small lawned area together with a pebbled driveway providing off road parking. A paved pathway leads to the front entrance door and continues along the side of the property. The frontage is enclosed by a combination of walling and timber fencing. To the rear is a lawned garden incorporating a paved patio area with canopy over, ideal for outdoor dining and entertaining. There is also access to two brick built outbuildings and one timber built outbuilding, providing useful garden storage. The garden is fully enclosed by walling and timber fencing, making it suitable for both children and pets.



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.