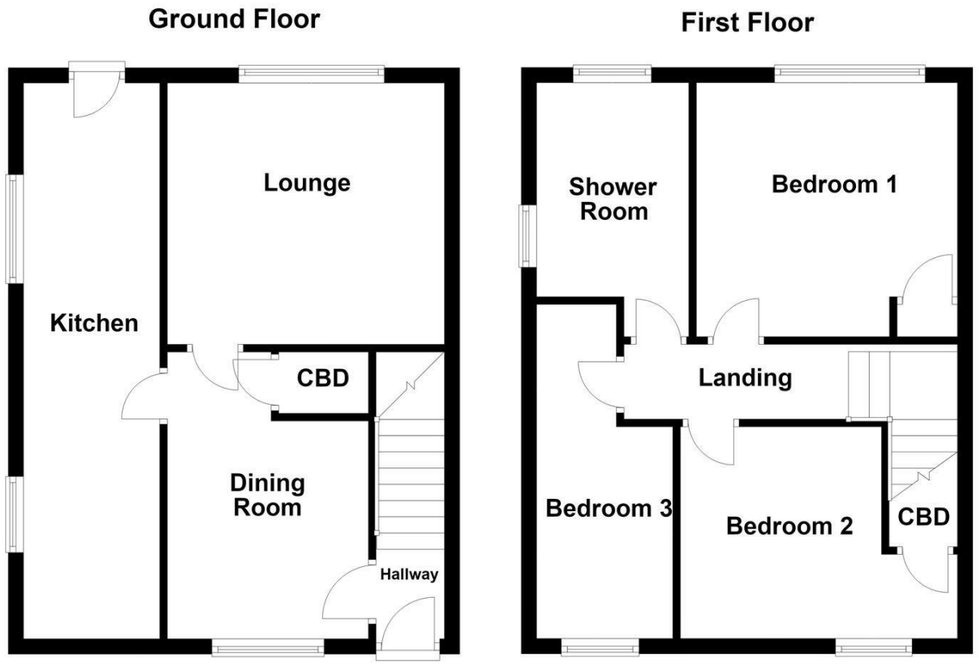
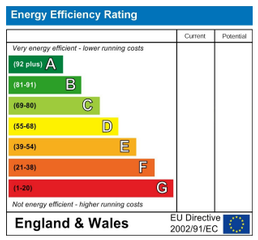


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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



109 Thornhill Road, Castleford, WF10 4NS

For Sale Freehold £175,000

Superbly appointed throughout and enjoying a set back position from the main road is this attractive three bedroom semi detached home.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, separate dining room, lounge and modern fitted kitchen. The kitchen is fitted with a contemporary range of gloss units, solid wood block work surfaces and a comprehensive range of integrated appliances. To the first floor are three bedrooms and a stunning contemporary shower room. Externally, to the front is a lawned garden incorporating an Indian stone patio area, while to the rear is a low maintenance garden with gated side access providing potential off street parking for one vehicle.

The property is well placed for local amenities including shops and schools, with regular bus services nearby and convenient access to the motorway network, Junction 32 Outlet and Xscape. An ideal opportunity for first time buyers, professional couples or families looking to access the property market.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended. Please note: There are family links and family ties connected with this property.



ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the hallway. Wood flooring, central heating radiator and staircase providing access to the first floor landing. Opening leading through into the dining room.

DINING ROOM
12'10" x 8'7" (3.92m x 2.63m)
Wood effect flooring, central heating radiator and coving to the ceiling. UPVC double glazed window overlooking the front elevation. Door providing access to a useful storage cupboard. Doors leading through into the kitchen and lounge.



LOUNGE
12'0" x 11'4" (3.67m x 3.47m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, wood flooring, coving to the ceiling and dado rail. Feature multi fuel burner set on a slate hearth.



KITCHEN
21'9" x 5'11" (6.65m x 1.82m)
Fitted with a contemporary range of gloss wall and base units with soft close doors and drawers and solid wood block work surfaces over. Sink and drainer unit. Five ring touch screen induction hob with glass splashback and contemporary extractor hood above. Integrated combination microwave, integrated oven and grill, integrated dishwasher, integrated washing machine, integrated fridge freezer and integrated wine cooler. UPVC double glazed windows overlooking the side elevation and UPVC stable style door providing access to the rear. Wood effect flooring, central heating radiator, recessed ceiling spotlights and flush fitting LED lighting to the plinths.

FIRST FLOOR LANDING
Doors provide access to three bedrooms and the contemporary shower room.

BEDROOM ONE
12'0" x 11'3" (3.66m x 3.45m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling. Useful storage cupboard.

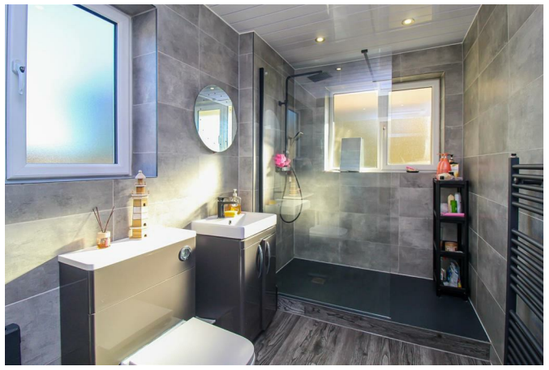


BEDROOM TWO
12'0" x 8'7" (3.67m x 2.63m)
UPVC double glazed window overlooking the front elevation. Useful overstairs storage cupboard.



BEDROOM THREE
14'0" x 6'0" (4.28m x 1.84m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, coving to the ceiling and dado rail.

SHOWER ROOM
11'2" x 5'11" (3.42m x 1.81m)
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity storage and a walk-in wet room style shower with mixer shower and separate shower attachment. Wood effect flooring and fully tiled walls. Loft access, recessed spotlights, heated towel radiator and further central heating radiator. Frosted UPVC double glazed windows overlooking the rear and side elevations.



OUTSIDE
To the front is a lawned garden incorporating an Indian stone patio area. To the rear is a low maintenance garden. Gated access to the side provides potential off street parking for one vehicle.



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.

PLEASE NOTE - RELATIVE OF EMPLOYEE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.