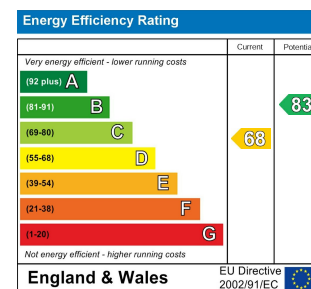
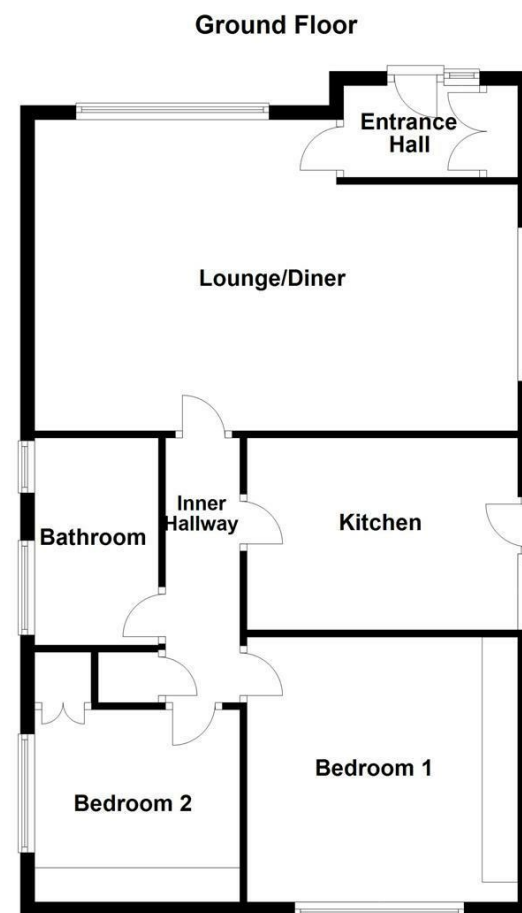




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS

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.



16 The Paddock, Castleford, WF10 3JQ

For Sale Freehold £229,950

Enjoying a cul-de-sac location is this two bedroom detached bungalow benefiting from fitted wardrobes to the bedrooms, four piece bathroom suite, spacious lounge diner and ample off road parking via driveways and larger than average single garage.

The accommodation fully comprises of entrance hall, lounge diner, inner hallway, kitchen, two good sized bedrooms and bathroom/w.c. Outside there is a lawned garden with patio area, large side driveway leading to the single detached garage with power and light, two further parking areas at the rear.

Located in Townville, the property is within walking distance to amenities and schools nearby. Access to the M62 motorway can be obtained via Junction 32 of the M62 motorway network.

An internal inspection is highly recommended.



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ACCOMMODATION

KITCHEN

8'10" x 12'5" [2.70m x 3.81m]

UPVC double glazed side entrance door leads into the kitchen. A range of wall and base units with laminate work surface over, tiled walls, 1 1/2 sink and drainer with mixer tap, plumbing and drainage for undercounter washing machine, space for undercounter fridge/freezer, space for oven with cooker hood over, UPVC double glazed window to the side, central heating radiator, display cabinets, timber door into the inner hallway.

INNER HALLWAY

Coving to the ceiling, central heating radiator, doors leading to the lounge diner, bathroom/w.c., two bedrooms and boiler cupboard.

LOUNGE DINER

22'3" x 14'4" max x 11'4" min [6.79m x 4.37m max x 3.47m min]

Coving to the ceiling, UPVC double glazed window to the front and side, timber door into the

entrance hall, two central heating radiators, gas fire on a brass hearth with decorative wooden surround.

ENTRANCE HALL

6'3" x 4'3" [1.92m x 1.30m]

Single glazed frosted windows allowing natural light into the lounge diner. Built in double door cloak cupboard, UPVC double glazed door to the front and UPVC double glazed frosted windows. Central heating radiator and part timber cladded walls.

BATHROOM/W.C.

5'5" x 9'5" [1.66m x 2.88m]

Four piece suite comprising panelled bath with two taps, pedestal wash basin with two taps, enclosed shower cubicle with sliding doors and electric shower having laminated walls. A low flush w.c. Tiled walls, two UPVC double glazed frosted windows to the side and a central heating radiator.

BEDROOM ONE

10'5" x to wardrobes x 12'2" [3.20m x to wardrobes x 3.72m]

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and storage cupboards.

BEDROOM TWO

8'10" x 9'4" [2.71m x 2.86m]

UPVC double glazed window to the side, central heating radiator, coving to the ceiling, fitted wardrobes to one wall and a built in double door storage cupboard.

OUTSIDE

To the front there is a low maintenance pebbled front garden with two patio areas having planted borders, attractive lawned side garden with paved pathway and planted borders. Water point connection. To the rear there is a tarmac driveway and paved driveway providing off road parking for two vehicles. Low maintenance pebbled section. The main driveway, which runs down the side of the property with pebbled insert leads to the larger than average single garage with power, light and manual up and over door.

COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.