



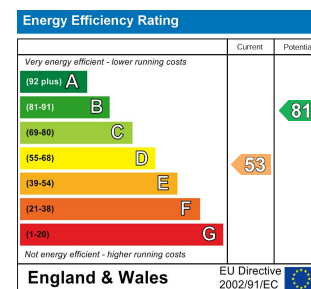
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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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.



99 Beancroft Road, Castleford, WF10 5BU

For Sale Freehold Offers In The Region Of £230,000

Situated in Castleford is this four bedroom end terrace property, partially renovated however still in great condition throughout and benefitting from well proportioned accommodation featuring larger than average cellar with three rooms creating potential for multi generational living with potential for off road parking.

The property briefly comprises of the entrance hall, living room, hallway, dining room, kitchen and downstairs w.c. with steps leading down a hallway leading to three cellar rooms (two which lead out to the rear garden). The first floor landing leads to three bedrooms, the house bathroom/w.c. with access to a further bedroom. Outside to the front there is a slate buffer garden with paved pathway to the front door. To the rear the garden is mainly laid to lawn with raised decked patio area, perfect for outdoor dining and entertaining, with concrete foundation, ideal for a range of uses such as a potential for off road parking with a side gate or ideal for a shed or greenhouse.

Castleford makes an ideal home due it's location close to shops and schools. The M62 motorway is only a short drive away, perfect for the commuter looking to travel further afield and only a short walk from Castleford train and bus station.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, decorative panelling to the walls, coving to the ceiling, stairs to the first floor landing, an opening to a further hallway and door through to the living room.

LIVING ROOM

13'1" x 16'10" [max] x 4'0" [min] [4.01m x 5.14m [max] x 1.24m [min]]

Coving to the ceiling, UPVC double glazed bay window to the front, central heating radiator, decorative panelling to one wall and multi fuel burner with slate hearth, tiled surround and wooden mantle.



HALLWAY

Doors into the kitchen and dining room. Decorative panelling to one wall.

DINING ROOM

13'3" x 12'11" [max] x 3'8" [min] [4.04m x 3.96m [max] x 1.13m [min]]

Decorative panelling, coving to the ceiling and ceiling rose. Serving hatch to the kitchen, set of UPVC double glazed French doors leading to the rear garden and an open fireplace with tiled hearth, surround and wooden mantle.



KITCHEN

21'6" x 11'3" [max] x 3'1" [min] [6.56m x 3.45m [max] x 0.96m [min]]

Access to the downstairs w.c., UPVC double glazed stained glass and frosted door to the rear, central heating radiator, UPVC double glazed window to the rear and serving hatch to the dining room. Range of wall and base units with laminate work surface over, ceramic 1 1/2 sink and drainer with mixer tap and tiled splash back, four ring gas hob with extractor hood above, integrated oven, space and plumbing for an American style fridge/freezer, space and plumbing for a washing machine and tumble dryer. Multi fuel burner with tiled hearth and exposed brick chimney breast.



W.C.

3'5" x 3'7" [1.06m x 1.11m]

Door down to the cellar, low flush w.c., ceramic wash basin built into storage unit and mixer tap.

CELLAR HALLWAY

6'5" x 16'11" [1.98m x 5.16m]

Power and light.

CELLAR ROOM ONE

13'3" x 13'11" [4.06m x 4.26m]

Power and light.

CELLAR ROOM TWO

13'1" x 13'3" [4.0m x 4.06m]

Door to the rear garden, power and light.

CELLAR ROOM THREE

21'8" x 11'6" [max] x 3'8" [min] [6.62m x 3.53m [max] x 1.14m [min]]

Door leading out to the rear.

FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the side, decorative panelling and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'11" x 11'11" [4.25m x 3.65m]

Fitted wardrobes with sliding doors, coving to the ceiling, UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

12'11" x 11'11" [3.96m x 3.65m]

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



BEDROOM THREE

6'10" x 9'5" [2.09m x 2.89m]

Central heating radiator, coving to the ceiling, fitted storage and UPVC double glazed window to the front.

BATHROOM/W.C.

9'3" x 10'2" [max] x 5'7" [min] [2.84m x 3.12m [max] x 1.71m [min]]

Door to bedroom four, column central heating radiator, loft access, coving to the ceiling, fitted storage, UPVC double glazed frosted window to the side, low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and overhead shower.



BEDROOM FOUR

8'4" x 12'3" [2.56m x 3.74m]

Two central heating radiators and UPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a small slate buffer garden with paved pathway to the front door. To the rear the garden is mainly laid to lawn incorporating decked patio area, perfect for outdoor dining and entertaining, with concrete foundation, ideal for a shed or greenhouse and could be used for off road parking. The rear garden is fully enclosed by walls and timber fencing with a gate to the side.



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.