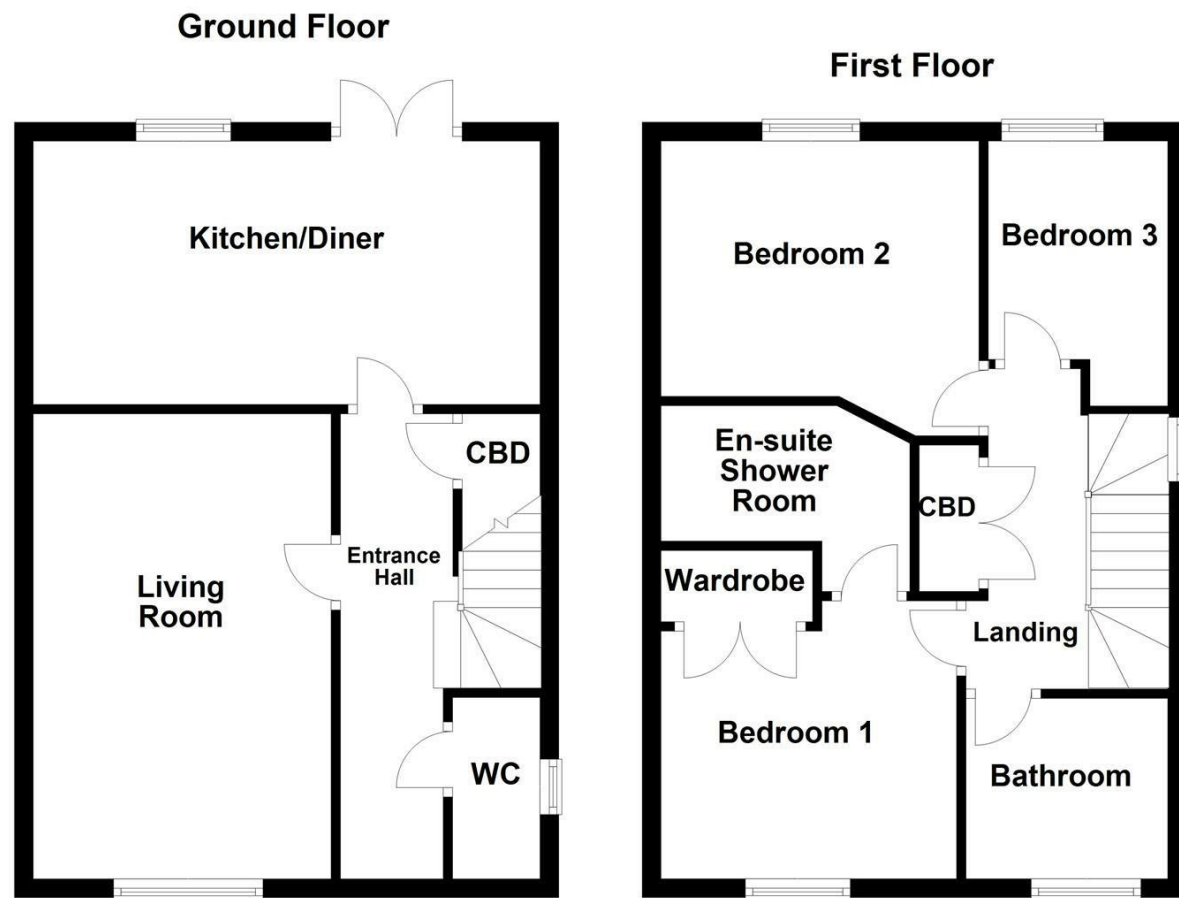




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



203 Wheldon Road, Castleford, WF10 2SJ

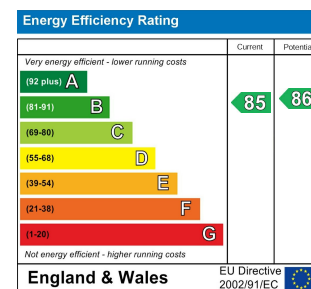
For Sale Freehold Offers Over £250,000

Situated on the sought after development in New Fryston is this beautifully presented three bedroom detached family home benefitting from well proportioned accommodation, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front the garden is laid to lawn with paved pathway to the front and door and tarmac driveway running down the side of the property providing off road parking leading to the single detached garage. The attractive low maintenance garden incorporating artificial lawn, paved and raised decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

New Fryston is ideally located for all local shops and amenities including local schools nearby at Airedale and Castleford. Local bus routes run to and from Castleford and Pontefract. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



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.

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



ACCOMMODATION

ENTRANCE HALL

16'3" x 6'11" [max] x 3'6" [min] [4.96m x 2.13m [max] x 1.09m [min]]
Central heating radiator, stairs to the first floor landing with understairs storage and doors to the downstairs w.c., kitchen/diner and living room.

W.C.

3'1" x 6'5" [0.94m x 1.96m]
UPVC double glazed frosted window to the side, central heating radiator, extractor fan, low flush w.c. and pedestal wash basin with mixer tap.

LIVING ROOM

10'5" x 16'3" [3.18m x 4.96m]
UPVC double glazed window to the front, decorative panelling to one wall and central heating radiator.



KITCHEN/DINER

17'8" x 9'3" [5.41m x 2.82m]
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring gas hob with partial pyrex splash back and stainless steel extractor hood above. Integrated oven, space for an American style fridge/freezer, integrated dishwasher and integrated washing machine. UPVC double glazed window and a set of UPVC double glazed French doors to the rear. Central heating radiator and partial spotlights to the ceiling.



FIRST FLOOR LANDING

7'1" x 11'0" [max] x 3'1" [min] [2.16m x 3.37m [max] x 0.94m [min]]
UPVC double glazed window to the side, loft access, double doors to a storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'4" x 9'8" [max] x 8'11" [min] [3.15m x 2.97m [max] x 2.73m [min]]
Decorative panelling to one wall, central heating radiator, UPVC double glazed window to the front, double doored wardrobe and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'2" x 6'2" [max] x 5'11" [min] [2.49m x 1.9m [max] x 1.81m [min]]
Spotlights to the ceiling, shaver socket point, extractor fan, LED mirror, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with electric shower head attachment and glass shower screen.



BEDROOM TWO

11'2" x 10'10" [max] x 4'2" [min] [3.41m x 3.31m [max] x 1.28m [min]]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'8" x 7'4" [2.35m x 2.26m]
Fitted wardrobes, central heating radiator, decorative panelling to one wall and UPVC double glazed window to the rear.

BATHROOM/W.C.

7'0" x 6'5" [max] x 5'5" [min] [2.15m x 1.96m [max] x 1.67m [min]]
Extractor fan, spotlights to the ceiling, UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Partially tiled and shaver socket point.

OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway to the front door and tarmac driveway providing off road parking running down the side of the property to the single detached garage with manual up and door, power and light. To the rear there is an attractive low maintenance rear garden incorporating artificial lawn and paved and raised decked patio areas, fully enclosed by timber fencing. Within the rear garden there are electric charging ports and water tap.



COUNCIL TAX BAND

The council tax band for this property is D.

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.