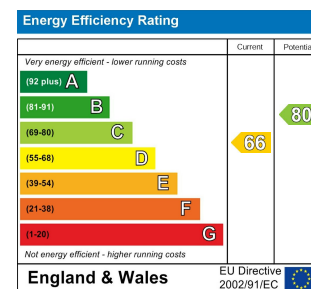
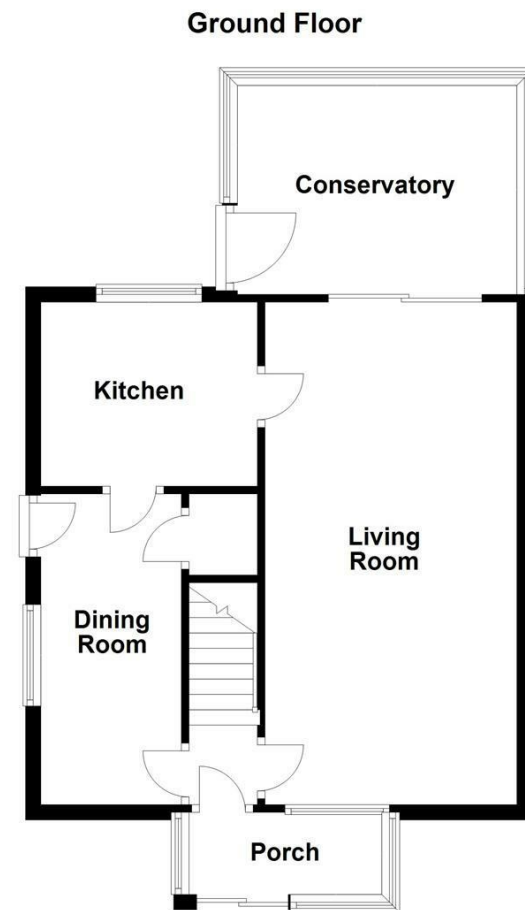




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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of 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.



**45 Barnes Road, Castleford, WF10 5SR**  
**For Sale By Modern Method Of Auction Freehold £185,000**

Situated on the ever popular Barnes Road, rarely available to the market and offered with no onward chain sits this three bedroom detached family home in need of some cosmetic modernisation.

The property itself comprises to the ground floor of a generous living room with large window to the front, conservatory to the rear, separate dining room and fitted kitchen. To the first floor there are three bedrooms, two of which are double and a large single, as well as a modern house shower room/w.c. Externally to the front, there is a generous garden with off street parking and garage. Whilst to the rear there is a private low maintenance fully enclosed garden which is both family and pet friendly.

Situated on the ever popular Barnes Road, ideally located for local amenities in Castleford and Glasshoughton. It is perfectly located to take advantage of local transport routes as well as the M62 and AIM motorway. Shopping facilities can be found in Glasshoughton, Castleford, Pontefract and Junction 32/Xscape. The property is also well served by a number of well regarded local schools.

To book in your viewing on this chain free property please call our Pontefract branch.



#### ACCOMMODATION

##### ENTRANCE PORCH

8'0" x 3'6" [2.45m x 1.07m]  
UPVC double glazed windows to the side and front and internal window into the living room. Doors leading into living room and dining room. Staircase providing access to the first floor.

##### LIVING ROOM

10'8" x 21'6" [3.27m x 6.56m]  
UPVC double glazed window to the front, traditional ceiling coving, electric fireplace set on a marble hearth with a marble surround and top. UPVC double glazed sliding door to the rear leading into the conservatory and gas central heating radiator.

##### CONSERVATORY

8'10" x 11'11" [2.7m x 3.64m]  
UPVC double glazed windows to the side, rear and side. UPVC double glazed door to the side which leads out into the rear garden and gas central heating radiator.



#### KITCHEN

9'3" x 7'10" [2.82m x 2.39m]  
Built in integrated Electrolux oven and grill, four ring gas burning Hotpoint hob, space and plumbing for a washing machine and dryer, as well as space and plumbing for an under counter fridge and under counter freezer. Tiled walls, ceiling spotlights and UPVC double glazed window to the rear. Built in extractor fan with hood. Door leading through to the dining room.



#### DINING ROOM

6'2" x 13'2" [1.9m x 4.03m]  
Under stairs storage cupboard and UPVC double glazed frosted window to the side. Gas central heating radiator and sliding door leading back to the entrance hallway.



#### FIRST FLOOR LANDING

Loft access and access to three bedrooms and shower room/w.c.

#### BEDROOM ONE

12'9" x 10'9" [3.9m x 3.3m]  
UPVC double glazed window to the front, gas central heating radiator and fitted wardrobes.



#### BEDROOM TWO

12'7" x 10'0" [max] [3.86m x 3.07 [max]]  
Fitted wardrobes to one side, UPVC double glazed window to the rear and gas central heating radiator.

#### BEDROOM THREE

12'7" x 5'10" [3.85m x 1.79m]  
UPVC double glazed window to the front and gas central heating radiator, as well as over stairs storage cupboard.

#### SHOWER ROOM/W.C.

5'5" x 9'10" [1.66m x 3.02m]  
Two UPVC double glazed frosted glass windows to the side. Three piece suite with ceramic sink with mixer tap and built in storage underneath. Low flush w.c., walk in shower, LED ceiling spotlights and gas central heating radiator.



#### OUTSIDE

To the front of the property there is a driveway which provides off street parking and large garden which has planted borders to the front and side, as well as a range of mature shrubs and bushes. There is an attached garage to the front of the property which we are advised has electric and light within and a manual door. To the rear there is a low maintenance and private garden which has a flagged patio seating area, a raised artificial lawned seating area and a separate graveled seating area to the rear. There are mature borders to one side, retaining wall to the other, outside lights and electric.



#### COUNCIL TAX BAND

The council tax band for this property is C.

#### 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 Castleford 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 six local offices.