



WAKEFIELD
01924 291 294

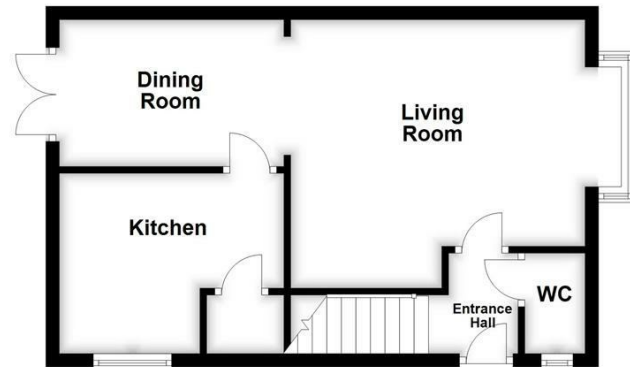
OSSETT
01924 266 555

HORBURY
01924 260 022

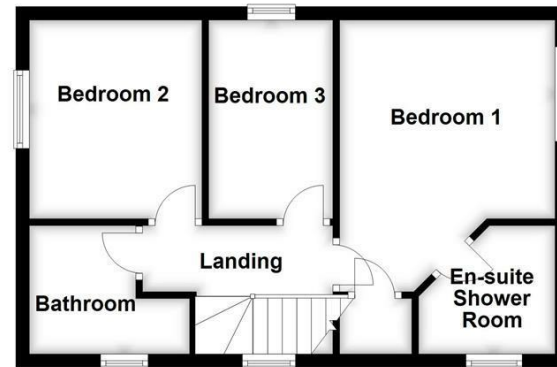
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



2 Kingsley Drive, Castleford, WF10 3PS

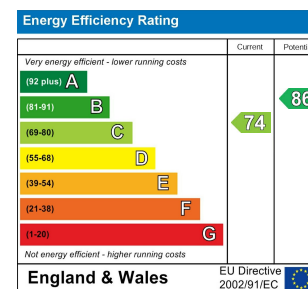
For Sale Freehold £265,000

Situated on this sought after development in Townville is this superbly presented three bedroom detached family home benefitting from spacious accommodation, off road parking furthered by a detached garage and attractive side garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, dining room and kitchen. The first floor landing leads to three bedrooms (bedroom one boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front of the property is a block paved driveway providing off road parking with a pebbled area with planted features to the side. The main garden sits to the side of the property with a lawn incorporating block paved patio area, perfect for outdoor dining fully enclosed by timber fencing. Beyond the garden is a tarmac driveway with a single detached garage.

The property is within walking distance to the local amenities and schools local nearby with main bus routes running to and from Castleford and Pontefract town centre and great access to the M62 motorway, 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 recommended.



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

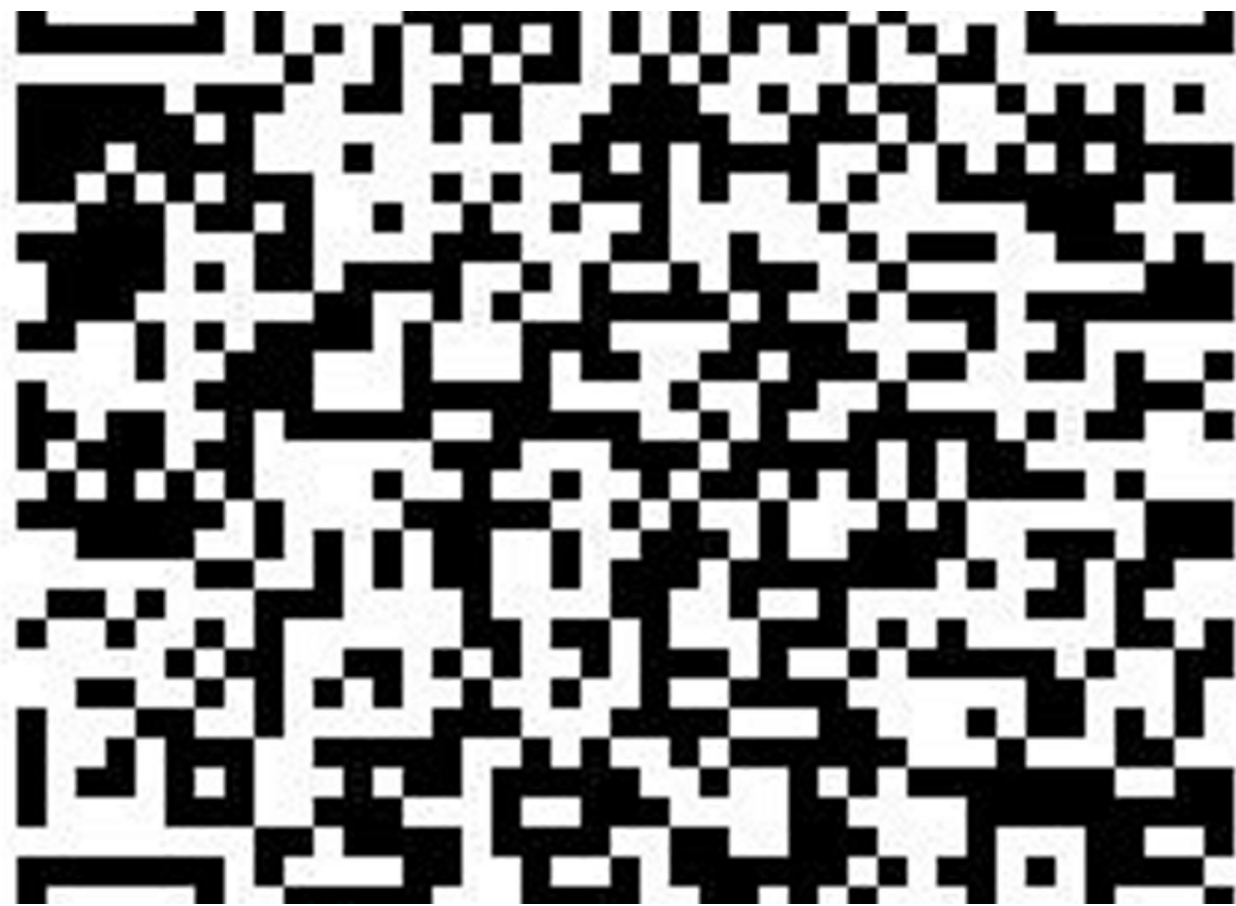
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, stairs to the first floor landing, central heating radiator and doors to the downstairs w.c. and living room.

W.C.

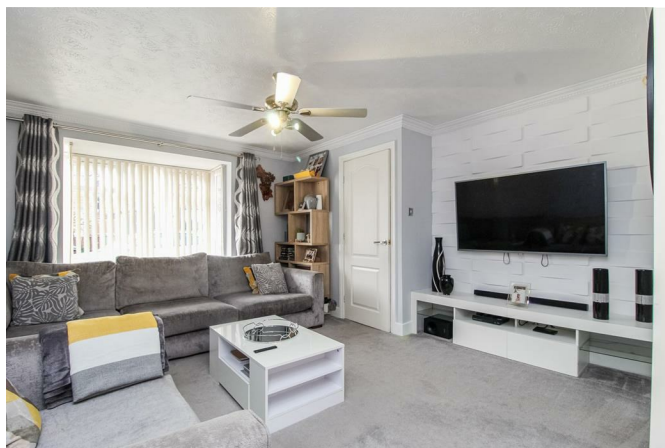
4'11" x 2'11" [1.5m x 0.9m]

Central heating radiator, UPVC double glazed frosted window to the front, low flush w.c., wall mounted wash basin with tiled splash back.

LIVING ROOM

13'5" x 12'10" [max] x 11'1" [min] [4.09m x 3.92m [max] x 3.38m [min]]

UPVC double glazed box window to the side, an opening through to the dining room, central heating radiator and coving to the ceiling.



DINING ROOM

10'11" x 7'2" [3.34m x 2.19m]

Door through to the kitchen, set of UPVC double glazed French doors to the garden, central heating radiator and coving to the ceiling.



KITCHEN

10'11" x 8'9" [max] x 5'5" [min] [3.33m x 2.67m [max] x 1.66m [min]]

Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above. Integrated oven, integrated under counter fridge and freezer. Access to pantry cupboard with space for a washing machine, UPVC double glazed window to the front.

FIRST FLOOR LANDING

UPVC double glazed arched window to the front, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'7" x 9'8" [max] x 2'7" [min] [3.86m x 2.96m [max] x 0.8m [min]]

Access to the en suite shower room, overstairs storage cupboard, UPVC double glazed window to the side and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

6'9" x 5'10" [max] x 3'5" [min] [2.06m x 1.79m [max] x 1.06m [min]]

UPVC double glazed frosted window to the front, extractor fan, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with shower head attachment and shower screen.



BEDROOM TWO

8'5" x 9'10" [2.57m x 3.0m]

UPVC double glazed window to the side and central heating radiator.

BEDROOM THREE

9'10" x 6'0" [3.0m x 1.85m]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

6'1" x 6'11" [max] x 5'2" [min] [1.87m x 2.12m [max] x 1.59m [min]]

UPVC double glazed frosted window to the front, anthracite ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for one vehicle. There is a pebbled side area with paved features. To the side there is a lawned garden incorporating further block paved area and lower block paved patio area, perfect for outdoor dining and entertaining with a timber canopy, fully enclosed by timber fencing with a timber gate to the rear leading to a further driveway with single detached garage with power, light and manual door.



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 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.