



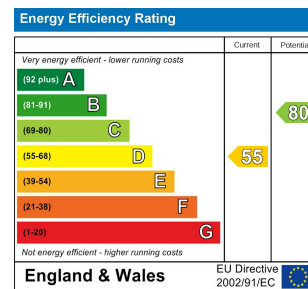
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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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.



**48 Wood Lane, Castleford, WF10 5PQ**

**For Sale Freehold £130,000**

A superb opportunity to purchase this two double bedroom end terrace property, two large reception rooms, generous rear garden with potential for off street parking.

The accommodation briefly comprises entrance hallway, living room, sitting/dining room and kitchen to rear. To the first floor there are two generous sized bedrooms and the main house bathroom/w.c. Outside, to the front there is a low maintenance buffer garden whilst to the rear there is a tarmac off road parking space accessed through double timber gates from the street behind with solid brick built walls with pleasant lawned area the side.

The property would be an ideal purchase for any landlord or first time buyer looking to gain access to the property market and is conveniently located for local amenities including schools and shops as well as having good access to both road and rail links.

Only an internal inspection will be able to reveal the true potential of the property and viewings come highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with sunlight above, engineered wooden floor, central heating radiator and stairs to the first floor landing. Doors to the lounge and sitting/dining room.

### LIVING ROOM

11'7" x 14'7" (3.55m x 4.47m)

UPVC double glazed bay window to the front, engineered wooden floor, central heating radiator and coving to the ceiling. A trap door providing storage space within the crawl space.



### DINING ROOM/SITTING ROOM

12'4" x 14'4" (3.76m x 4.39m)

Engineered wooden floor, UPVC double glazed window to the rear, central heating radiator. Understairs storage cupboard with fixed shelving within. Archway into the kitchen.



### KITCHEN

10'5" x 7'10" (3.19m x 2.40m)

Fitted with a range of high and low level kitchen units, laminate work surface over, inset single bowl stainless steel sink and drainer with mixer tap and tiling to splashbacks. UPVC double glazed window to the rear, UPVC double glazed door to the side. Integrated electric oven with four ring gas hob and filter hood above, plumbing and

drainage for washing machine, space for fridge freezer and downlight spotlighting. Fully tiled floor, central heating radiator.

### FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom/w.c. UPVC double glazed window to the side and loft access.

### BEDROOM ONE

15'8" x 14'11" (4.78m x 4.55m)

UPVC double glazed window to the front and central heating radiator. Ceiling coving.



### BEDROOM TWO

14'5" x 10'7" (4.4m x 3.23m)

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



### BATHROOM/W.C.

8'5" x 8'3" (2.59m x 2.54m)

Three piece suite comprising L-shaped panelled bath with chrome waterfall mixer tap and separate mixer shower above, ceramic wash hand basin with chrome waterfall mixer tap built into high gloss vanity cupboards and low flush w.c. Partially tiled walls, fully tiled floor, strip lighting, UPVC double glazed frosted window to the rear and central heating radiator. Double doors to the storage cupboard housing the combi condensing boiler.



### OUTSIDE

To the front of the property there is a low maintenance buffer garden with walled boundaries and paved pathway. To the rear there is a tarmac off road parking space accessed through double timber gates from the street behind with solid brick built walls with pleasant lawned area 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.