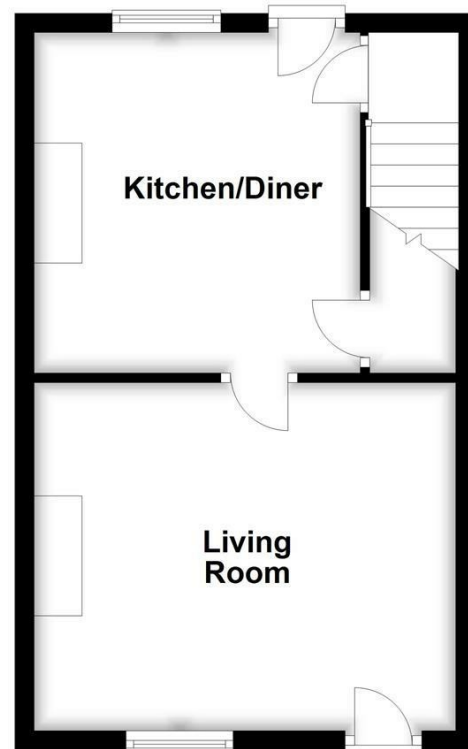


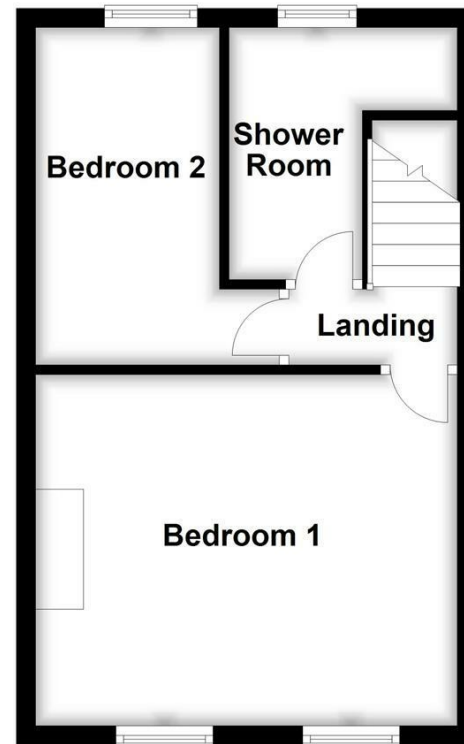


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

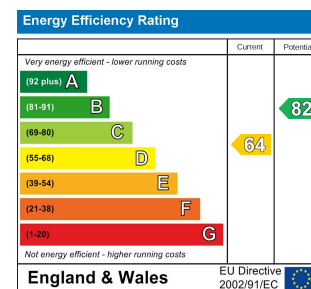
Ground Floor
Approx. 32.0 sq. metres (344.8 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)



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.



22 Grafton Street, Castleford, WF10 4NU

For Sale Freehold Guide Price £100,000 - £110,000

Situated in the Glasshoughton area of Castleford is this two bedroom mid terrace property in need of some light refurbishment, but with great potential. The property offers two good size bedrooms, ample reception space and a low maintenance enclosed rear garden and is certainly not a property to be missed.

The accommodation briefly comprises of the living room, kitchen diner with understairs storage cupboard, first floor landing, two bedrooms and the house shower room/w.c. To the rear there is an enclosed low maintenance paved courtyard garden with timber gate.

Glasshoughton in Castleford is ideal for a range of buyers as it is ideally located for shops and schools, which can be found within walking distance especially within Castleford town centre itself. Castleford is home to two train stations and its own bus station. The M62 motorway is only a short distance away providing a fantastic network for the commuter. Castleford is also home to the Xscape entertainment centre, Junction 32 outlet and slightly further afield the Pontefract racecourse.



ACCOMMODATION

LIVING ROOM

11'10" x 14'5" max x 13'3" min [3.63m x 4.41m max x 4.05m min]

Frosted UPVC double glazed front door leading into the living room. UPVC double glazed window to the front, door to the kitchen diner, coving to the ceiling, dado rail, central heating radiator, electric fireplace with tiled hearth, surround and mantle.

understairs storage, door providing access to the stairs for the first floor landing, coving to the ceiling, ceiling rose, gas fireplace with tiled hearth, Ideal combi boiler, central heating radiator, range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, gas cooker, space for fridge freezer, partial tiled splashback.



KITCHEN DINER

12'0" x 11'1" max x 9'5" min [3.67m x 3.4m max x 2.88m min]

Frosted UPVC double glazed door to the rear garden, UPVC double glazed window to the rear, door to



FIRST FLOOR LANDING

Dado rail, doors to bedrooms and shower room/w.c.

BEDROOM ONE

12'5" x 11'11" [3.8m x 3.65m]

An array of fitted wardrobes, two UPVC double glazed windows to the front, central heating radiator.



BEDROOM TWO

12'1" x 8'9" max x 6'3" min [3.69m x 2.67m max x 1.91m min]

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



SHOWER ROOM/W.C.

7'10" x 9'1" max x 2'9" min [2.4m x 2.77m max x 0.86m min]

Frosted UPVC double glazed window to the rear, access to a storage cupboard, central heating radiator, low flush w.c., ceramic wash basin built into a storage unit, storage below and mixer tap. Shower cubicle with electric shower head attachment, wet wall panels and shower screen. The rest of the shower room is tiled.



OUTSIDE

To the rear there is a low maintenance rear garden, which is mainly paved patio area perfect for outdoor dining and entertaining purposes. Fully enclosed by walls and timber gate providing access to the backs of Grafton Street. Space for a timber shed.



PLEASE NOTE

Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.