



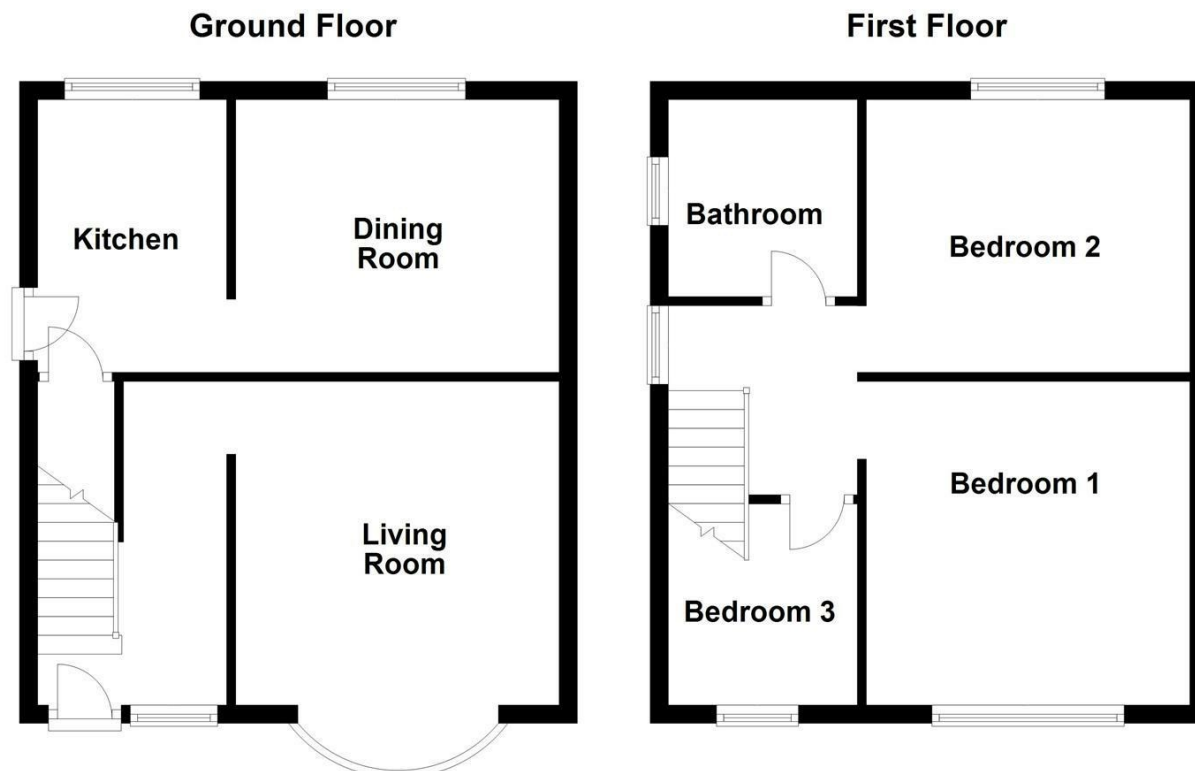
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



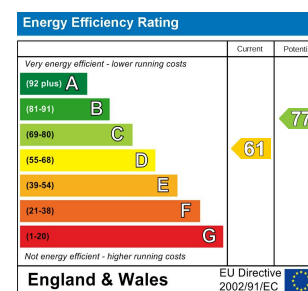
82 Sheepwalk Lane, Castleford, WF10 3QQ

For Sale Freehold Offers Over £175,000

A well proportioned three bedroomed semi detached house set on a particularly well proportioned plot that extends to 0.1 acres, set in this sought after residential location on the fringe of the town.

With a gas fired central heating system and predominantly sealed unit double glazed windows and is now in need of a thorough programme of refurbishment works. The house is approached via a welcoming entrance hall that leads through into a well proportioned living room that has a curved bay window to the front. To the rear there is a separate dining room that takes full advantage of the views over the back garden. The ground floor accommodation is finished by a kitchen that overlooks the back garden. To the first floor there are two double bedrooms, plus a further single bedroom, all served by the family bathroom. Outside, the property has a lawned garden to the front, together with driveway parking. A narrow driveway passes the side of the house, round to the rear where it widens out into a broad concrete apron area with a detached single garage. The back garden is of particularly good proportions and is laid mainly to lawn. In total the plot extends to X acres.

The property is situated in this popular residential area on the eastern fringe of Castleford within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Castleford and the national motorway network is readily accessible.



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

12'1" x 6'6" [3.7m x 2.0m]

UPVC front entrance door and side screen, central heating radiator and stairs to the first floor.

LIVING ROOM

12'1" x 11'9" [3.7m x 3.6m]

Curved bay window to the front, double central heating radiator and fitted gas fire.

DINING ROOM

11'9" x 10'2" [3.6m x 3.1m]

Window overlooking the back garden, central heating radiator and built in display and storage cupboard.



KITCHEN

9'10" x 6'10" [3.0m x 2.1m]

Window overlooking the back garden and an external double glazed door to the side. A range of fitted cupboards, half laminate work tops with 1 1/2 bowl stainless steel sink unit, slot in point for an electric cooker, space and plumbing for a washing machine and space for a tall fridge/freezer. Useful understairs store.



FIRST FLOOR LANDING

Frosted window to the side and loft access point.

BEDROOM ONE

12'5" x 12'1" [3.8m x 3.7m]

Window to the front and central heating radiator.



BEDROOM TWO

11'9" x 10'2" [3.6m x 3.1m]

Central heating radiator and window taking full advantage of the views over the back garden.



BEDROOM THREE

7'2" x 6'6" [2.2m x 2.0m]

Window to the front and central heating radiator.



BATHROOM/W.C.

7'2" x 6'10" [2.2m x 2.1m]

Frosted window to the side, tiled walls and fitted with a three piece coloured suite comprising panelled bath, pedestal wash basin and low suite w.c. Built in cupboard

housing the Worcester Bosch gas fired combination central heating boiler.



OUTSIDE

To the front the property has driveway parking together with a lawned garden. The narrow driveway passes the side of the house to the rear where it widens out into a concrete apron with detached single garage beyond. The gardens are laid primarily to lawn with a former vegetable patch to the rear and a small greenhouse.



COUNCIL TAX BAND

The council tax band for this property is B.

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.