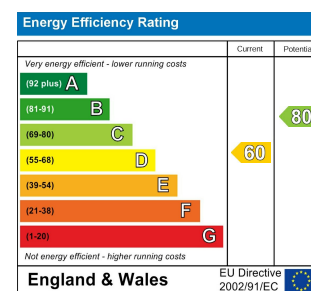
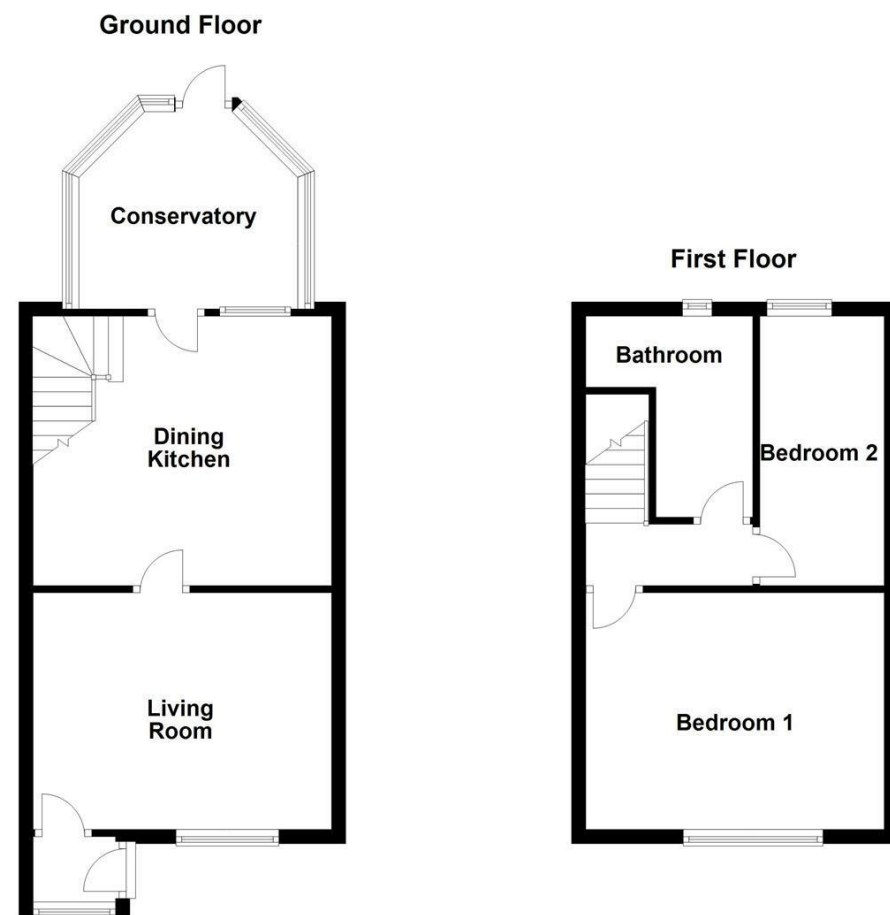




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**42 Robinson Street, Allerton Bywater, Castleford, WF10 2BT**

**For Sale Freehold £170,000**

A well proportioned two bedroomed traditional terrace house refurbished to an impressive standard and situated in this highly desirable area.

With a gas fired central heating system and sealed unit double glazed windows, this attractively finished property is approached via a welcoming entrance porch that leads through into a good sized living room overlooking the front of the house. To the rear there is a good sized dining kitchen re-fitted to a good standard with a good range of modern units with integrated cooking facilities. To the rear there is a conservatory overlooking the low maintenance back garden which leads onto the single garage. To the first floor are two well proportioned bedrooms plus a three piece suite house bathroom. The property also benefits from a useful additional loft room, fully boarded out and having fold-down ladder access from the landing. Outside the property has a small buffer garden to the front together with on street parking. To the rear of the house there is a larger garden, pebbled with low maintenance with a garage accessed from the back lane.

This attractively finished property is situated in this sought after residential area within easy reach of the village facilities, as well as the fine walks along the canal. Allerton Bywater itself is a popular residential area with a good range of local facilities and within easy reach of the surrounding business centres, as well as the national motorway network.



#### ACCOMMODATION

##### ENTRANCE PORCH

3'11" x 2'11" [1.2m x 0.9m]

UPVC double glazed entrance door and double glazed window to the front. Inner door to the living room.

##### LIVING ROOM

13'9" x 10'9" [4.2m x 3.3m]

Window to the front, central heating radiator and ornamental fireplace. Connecting door through to the dining kitchen.



##### DINING KITCHEN

13'5" x 12'5" [max] [4.1m x 3.8m [max]]

Fitted kitchen area with good range of modern wall and base units with laminate worktops and matching splash backs. Inset stainless steel sink unit, four ring stainless steel gas hob with

matching splash back and filter hood over. Built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Matching cupboard housing the gas fired central heating boiler. To the dining area is a central heating radiator, stairs to the first floor and door through to the conservatory.

##### CONSERVATORY

9'10" x 9'0" [max] [3.0m x 2.75m [max]]

Door out to the back garden and central heating radiator.



##### FIRST FLOOR LANDING

Loft access point with fold down ladder leading up to a fully boarded loft. Central heating radiator.

##### BEDROOM ONE

13'9" x 11'1" [max] [4.2m x 3.4m [max]]

Window to the front and central heating radiator.



##### BEDROOM TWO

12'5" x 5'6" [3.8m x 1.7m]

Window overlooking the back garden and central heating radiator.



##### BATHROOM/W.C.

9'2" x 7'2" [max] [2.8m x 2.2m [max]]

Frosted window to the rear. Re-fitted to a good standard with three piece white and chrome suite comprising panelled bath with twin head shower over and glazed screen, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



##### LOFT ROOM

The property also benefits from a useful additional loft room, fully

boarded out and having fold-down ladder access from the landing. The loft is carpeted and painted.



##### OUTSIDE

To the front the property has a buffer style garden together with public on street parking. To the rear of the house there is a larger garden, pebbled with low maintenance with a garage accessed from the back lane.



##### 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.