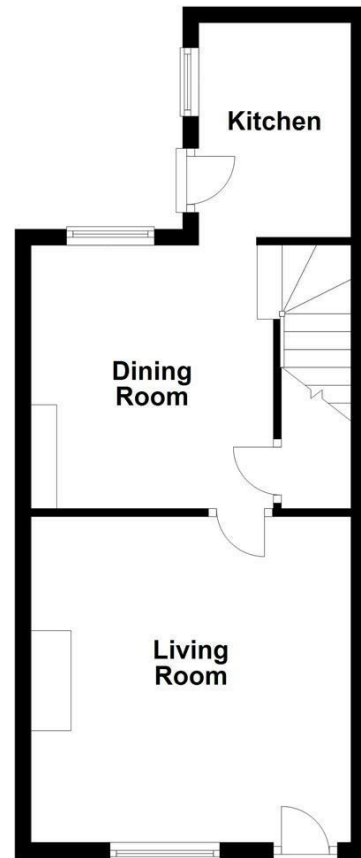
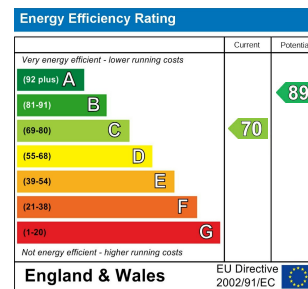
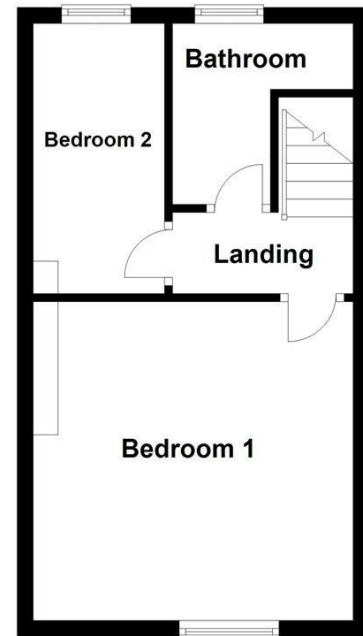


Ground Floor



First Floor



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 Westfields, Castleford, WF10 5JQ

For Sale Freehold Offers Over £120,000

Situated in Cutsyke is this well presented two bedroom mid terrace property offered for sale with no chain and vacant possession having undergone full refurbishment throughout and benefitting from single garage and low maintenance gardens.

The property briefly comprises of living room, dining room and kitchen. The first floor landing leads to two bedrooms and three piece suite house bathroom/w.c. Outside there is a timber gate providing access to a small buffer garden and to the rear is an enclosed courtyard style patio garden and single garage.

Castleford making an ideal place to settle for a range of buyers, as for families it is aptly placed for local amenities such as good pubs, shops and schools. The Junction 32 outlet centre is only a short distance from the property as well as Xscape family entertainment centre. For professionals who look to commute further afield Castleford does have its own train and bus station providing public transport to neighbouring towns and cities such as Pontefract, Wakefield and Leeds. The property is only a short drive to the M62 motorway for those who commute further afield to work. For those who enjoy the outdoors, there are stunning walks and runs nearby, as well as a footpath on the estate close to property that leads to Glasshoughton Train Station and Pontefract Race Course & Park.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

13'3" x 13'1" [max] x 11'10" [min] [4.06m x 4.0m [max] x 3.61m [min]]

UPVC double glazed frosted front entrance door, coving to the ceiling, ceiling rose, two central heating radiators, UPVC double glazed window to the front and door to the dining room.



DINING ROOM

10'9" x 9'10" [max] x 8'3" [min] [3.3m x 3.02m [max] x 2.52m [min]]

UPVC double glazed window to the rear, door to an

understairs storage cupboard, an opening through to the kitchen, coving to the ceiling, breakfast bar with laminate work surface over, central heating radiator and stairs to the first floor landing.



KITCHEN

8'10" x 6'3" [2.7m x 1.91m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, Baxi combi boiler and UPVC double glazed window and frosted door to the rear.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'2" x 11'11" [4.03m x 3.65m]

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



BEDROOM TWO

10'10" x 5'6" [max] x 4'1" [min] [3.31m x 1.68m [max] x 1.27m [min]]

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



BATHROOM/W.C.

7'9" x 7'3" [max] x 4'0" [min] [2.37m x 2.22m [max] x 1.23m [min]]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with tiled splash back and panelled bath with mixer tap and electric shower.



OUTSIDE

To the front, a timber gate leads to a small buffer garden, mainly pebbled with concrete pathway to the front door. To the rear is a low maintenance courtyard garden with a concrete patio, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing with a rear timber gate. There is a single detached garage with manual up and over door and timber access door.



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.