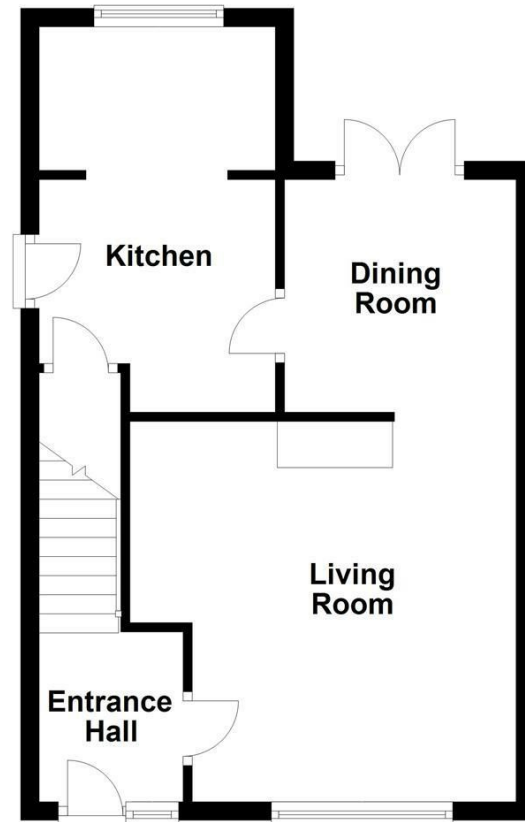


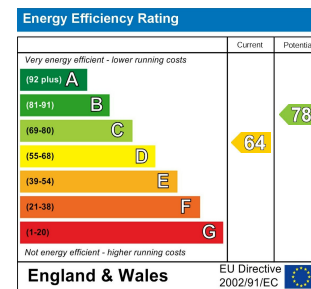
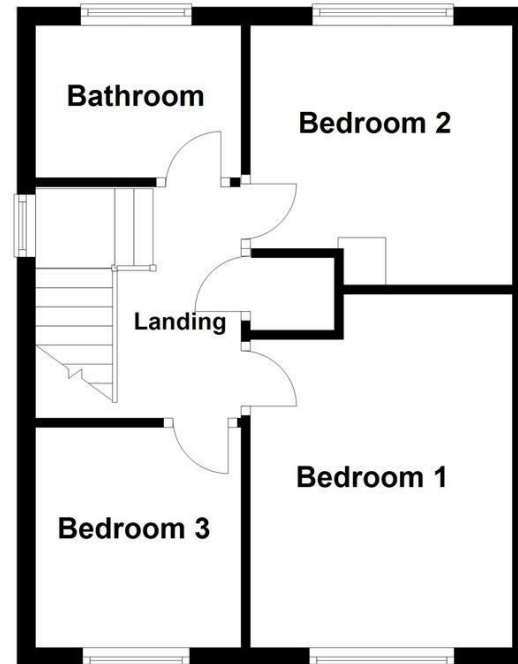


**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

**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.



**2 Towton Drive, Castleford, WF10 5NU**

**For Sale Freehold £165,000**

Situated in Whitwood on a fantastic corner plot is this three bedroom semi detached property in need of degree of refurbishment however offering great potential benefitting from off road parking and wrap around gardens.

The property briefly comprises of entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. The property sits on a corner plot with driveway to the front providing off road parking for one vehicle with side gate leading to the tiered lawned garden. The rear garden is lawned with further driveway and single detached garage.

Situated within easy commuting distance for both Castleford and Normanton town centres with local bus routes nearby. For those wishing to commute further afield access to Junction 31 of Junction 32 of the M62 motorway is a short drive away. Local amenities such as restaurants, public houses and schools are nearby.

An early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, central heating radiator and door through to the living room.

### LIVING ROOM

13'10" (max) 13'6" (max) x 7'0" [4.22m (max) 4.12m (max) x 2.15m]  
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle. An opening leading through to the dining room.

### DINING ROOM

8'2" x 8'3" [2.51m x 2.52m]  
Set of UPVC double glazed French doors to the rear garden, door through to the kitchen, central heating radiator and coving to the ceiling.



### KITCHEN

14'2" x 8'3" (max) x 3'10" (min) [4.32m x 2.52m (max) x 1.19m (min)]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven, integrated four ring electric hob with extractor hood above, space and plumbing for a washing machine. UPVC double glazed frosted side door and window to the rear. Central heating radiator, door to the downstairs storage cupboard and coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to a storage cupboard, three bedrooms and the bathroom.

### BEDROOM ONE

12'4" x 10'5" (max) x 8'4" (min) [3.76m x 3.18m (max) x 2.55m (min)]  
UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

10'4" x 9'8" (max) x 7'5" (min) [3.17m x 2.96m (max) x 2.28m (min)]  
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

6'7" x 7'11" [2.01m x 2.42m]  
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

5'5" x 6'6" [1.66m x 1.99m]  
UPVC double glazed frosted window to the rear, coving to the ceiling, fully tiled, extractor fan and central heating radiator. Low flush w.c., pedestal wash basin with mixer tap and panelled bath with electric shower head attachment and glass shower screen.



## OUTSIDE

To the front of the property is a concrete driveway providing off road parking for one vehicle with planted borders. There is a side access gate providing access to the pathway leading to the tiered side garden incorporating lawned and pebbled area and paved pathway to the side door. The rear garden is laid to lawn and further concrete driveway providing off road parking leading to the single detached garage.



## 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 Normanton 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.