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## 61 Smawthorne Avenue, Castleford, WF10 5BG

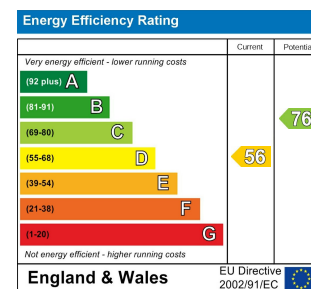
**For Sale Freehold £140,000**

Situated on Smawthorne Avenue is this deceptively spacious from the front three bedroom mid terrace property boasting well proportioned accommodation throughout including three good size bedrooms, two reception rooms and kitchen extension. A low maintenance enclosed rear garden.

The accommodation comprises living room, inner hallway with access to the cellar, dining room, kitchen and to the first floor there are three bedrooms and the house bathroom/w.c. Outside to the front there is on street parking, whilst to the rear there is a low maintenance garden with artificial lawn, pebbled features, railway sleeper borders and a paved patio area enclosed by fencing. Brick built shed/outbuilding towards the rear and beyond the property is Smawthorne park.

Castleford is ideal for a range of buyers, as for the first time buyer or small family it is ideally located for shops and schools. Castleford town centre can be found within walking distance of the property for larger facilities as well as its own train and bus station. The M62 motorway is only a short distance from the property for those looking to commute further afield Castleford is also home to the Xscape entertainment centre, Junction 32 shopping outlet and slightly further afield Pontefract racecourse ideal for days out.

A full internal inspection is recommended at your earliest convenience.



### 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



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## ACCOMMODATION

### LIVING ROOM

11'11" x 12'11" max x 11'9" min [3.65m x 3.96m max x 3.6m min]  
 Front door with frosted glass pane. Picture rail, coving to the ceiling, door to the further hallway, UPVC double glazed window to the front, central heating radiator, electric fireplace with tiled hearth and wooden surround. Opening to the dining room, coving to the ceiling, door leading down to the cellar.

### CELLAR

3.65m x 3.96m max x 3.6m min  
 Housing the gas and electric meter.

### DINING ROOM

13'3" x 13'1" max x 11'11" min [4.04m x 4m max x 3.64m min]  
 Opening into the kitchen, UPVC double glazed window to the rear, door providing access to the stairs to the first floor landing, coving to the ceiling, central heating radiator.



### KITCHEN

9'6" x 7'11" [2.92m x 2.42m]  
 Frosted UPVC double glazed door to the rear garden, UPVC double glazed window to the rear, combi boiler, a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring electric hob with stainless steel extractor hood above and integrated oven, space and plumbing for a washing machine, space for a fridge freezer.



### FIRST FLOOR LANDING

Door to the storage cupboard. Doors to the bedrooms and bathroom/w.c.

### BEDROOM ONE

11'10" x 13'2" max x 11'11" min [3.62m x 4.02m max x 3.65m min]  
 UPVC double glazed window to the front, central heating radiator, coving to the ceiling, picture rail.



### BEDROOM TWO

13'3" x 9'10" max x 8'7" min [4.05m x 3.01m max x 2.64m min]  
 Access to an over stair storage cupboard housing the loft access. UPVC double glazed window to the rear, central heating radiator.

### BEDROOM THREE

7'9" x 16'7" max x 8'10" [2.37m x 5.08m max x 2.7m]  
 UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

7'5" x 12'0" [2.28m x 3.66m]  
 UPVC double glazed frosted window to the front, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin and panelled bath. Separate shower cubicle with electric shower head attachment and shower screen. Full tiling.



### OUTSIDE

To the front of the property there is on street parking. Access to the side of the property via the flying freehold ginnel. The rear garden is of low maintenance with artificial lawn, pebbled features, planted features and a paved patio area. Fully enclosed by timber fencing with brick built shed/outbuilding. Beyond the rear of the property is Smawthornee Park



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
 "This has been a great home for our family of 5. We chose this home as it was close to our children's school Smawthorne Henry Moore primary which made school runs especially easy and ensured that when they transitioned to high school they have been able to walk themselves. It's a big house and we used the dining room as an additional living room which has been great as our children have gotten older and they have some additional space for when their friends come over. It's nice having the park at the back of the house which we have enjoyed both with our children and dogs. We have loved the convenient location, only a short walk from town, Xscape and Asda. It is a deceptively big home."

### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

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

### 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.