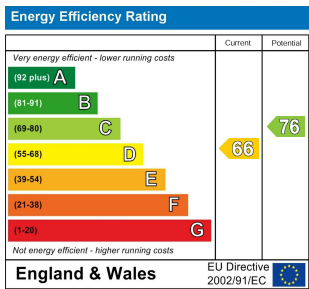


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall

Estate Agent

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



20 Elizabeth Drive, Castleford, WF10 3SD

For Sale Freehold £170,000

Situated in the Airedale area of Castleford, this superbly presented three bedroom mid terrace property offers spacious accommodation throughout. Featuring off road parking and a spacious reception room throughout, this property is certainly not one to be missed.

The property briefly comprises an entrance hall leading to the living room and utility area. The generously sized living room provides the perfect space for family relaxation, while the utility area gives access to the conservatory. A modern kitchen also opens into the conservatory, which overlooks the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms, all benefitting from built in storage, as well as a family washroom and additional W.C.. Externally, the property boasts a low maintenance front garden with a block paved driveway and double wrought iron gates, providing secure parking for two vehicles. The rear garden is mainly paved with a lawned area, making it ideal for children or pets. It further benefits from two useful outbuildings and a timber-built dog kennel, with the whole garden fully enclosed by fencing.

Perfectly suited to first-time buyers, young families, or professional couples, the property is ideally located close to a range of shops and amenities, particularly along Magnet Parade in Airedale. Excellent transport links are available via regular bus services to Castleford town centre and neighbouring towns including Pontefract and Knottingley. Castleford also offers two train stations with direct city links, and the property is conveniently positioned for easy access to the M62 and A1 motorway networks—ideal for commuters.

An internal inspection is highly recommended to fully appreciate the quality and potential of this home.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall, coving to the ceiling, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/utility area.

LIVING ROOM

13'5" x 9'10" (max) x 8'6" (min) [4.11m x 3.0m (max) x 2.60m (min)]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, decorative panelling to one wall, electric fireplace with live flame effect.



UTILITY AREA

74" x 10'8" (max) x 6'0" (min) [2.25m x 3.27m (max) x 1.83m (min)]
Frosted UPVC double glazed doors to the conservatory, spotlighting, door to the downstairs W.C., column central heating

radiator. A selection of wall and base units with laminate work surface over, plumbing for a washing machine, integrated fridge freezer.

DOWNSTAIRS W.C.

4'3" x 3'3" [1.30m x 1.0m]
Chrome central heating radiator, tiled flooring. Low flush W.C>, wash basin built into a storage unit with mixer tap.

KITCHEN

8'11" x 8'1" [2.72m x 2.47m]
UPVC double glazed window to the rear, spotlights. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, plumbing for a tumble dryer, four ring induction hob with extractor hood above, integrated double oven, integrated dishwasher.

CONSERVATORY

8'2" x 8'10" [2.50m x 2.71m]
Surrounded by partially stained glass UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear, central heating radiator.

FIRST FLOOR LANDING

Coving to the ceiling, loft access. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 12'11" (max) x 6'10" (min) [3.95m x 3.95m (max) x 2.10m (min)]
UPVC double glazed window to the front, central heating radiator, access to a storage cupboard.



BEDROOM TWO

8'9" x 12'11" (max) x 10'5" (min) [2.67m x 3.95m (max) x 3.20m (min)]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, decorative panelling to one wall, double doored storage cupboard.



BEDROOM THREE

9'8" x 9'0" (max) x 3'7" (min) [2.97m x 2.75m (max) x 1.10m (min)]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, over stairs storage cupboard.

HOUSE BATHROOM

5'5" x 7'4" [1.67m x 2.25m]
Frosted UPVC double glazed window to the rear, chrome central heating radiator, extractor fan, full tiling. Low flush W.C., pedestal wash basin with mixer tap, 'P' shaped bath with mixer tap and electric shower attachment, glass shower screen.



LOFT ROOM

22'0" x 8'3" [6.71m x 2.52]
Skylight and access to storage eaves.

OUTSIDE

To the front of the property the garden is fairly low maintenance, mainly block paved with pebble driveway, providing off road parking for two vehicles and approached through two sets of iron double gates with timber fencing to either side. At the rear, the garden is also fairly low maintenance, mainly comprising a paved patio area, perfect for outdoor dining and entertaining, with some planted beds and artificial lawn—ideal for pets and children. Fully enclosed by timber fencing with access to two brick-built outbuildings and a timber-built fitted outdoor dog kennel.



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.

EPC RATING

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

VIEWINGS

To view please contact our Castleford office and they will be pleased to arrange a suitable appointment.