

Kendal Drive, Castleford



£125,000



2



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1



54

Welcome to Kendal Drive, Castleford - a charming end terrace house that is sure to capture your heart! This delightful property boasts a cosy reception room, two lovely bedrooms, and a modern bathroom, making it the perfect choice for a first-time buyer looking for a new home.

Situated in a peaceful location, this house offers good size gardens where you can relax and unwind, away from the hustle and bustle of the road. The property has been recently refurbished, adding a fresh and contemporary feel to the space.

Don't miss out on the opportunity to own this ideal first-time buyer home that is tucked away in a tranquil setting.



- Through Lounge/dining room with French windows to the rear garden
- Good Sized Kitchen with fitted oven and hob
- Two Double Bedrooms
- Family Bathroom with fitted shower
- Gas Central Heated Throughout Double Glazed Windows
- Front side and Rear Gardens. Two stores
- New Boiler March 2023
- EPC Rating D
- Council Tax Band

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Lobby

7'9" x 6'5" (2.36 x 1.96 (2.35 x 1.95))

With laminate floor uPVC door, radiator and staircase to first floor.

Through Lounge

20'1" x 10'1" (6.12 x 3.07)

Through lounge with window to the front aspect. , fireplace feature with rendered timber surround, tiled hearth and electric stove style fire surround, two radiators and french doors to the rear garden.

Kitchen

11'8" x 6'3" (3.56 x 1.91)

Kitchen with a range of modern fitted base and wall units with work surfaces over. single drainer sink with mixer taps over, tiled surround, integral lights, integral gas hob and extractor hood, built in oven, plumbing for a washing machine, and laminate flooring. Door to the rear garden.

Landing

With access to the roofspace

Bedroom One

13'6" x 9'0" (4.11 x 2.74 (4.12 x 2.75))

Double bedroom with a window to the front aspect. Built in storage cupboard and a radiator.

Bedroom Two

10'7" x 10'2" (3.23 x 3.10)

Good sized second bedroom with a window and radiator.

Family Bathroom

6'5" x 5'5" (1.96 x 1.65)

Full tiled family bathroom with low flush wc, wash hand basin, panelled bath with electric shower over, radiator and frosted window.

Front Garden

Good sized garden with gated entrance and low maintenance pebbled finish and with footpath to the property. There are gates and fence to the side for security and there is a further area of pebble covered garden.

Rear Garden

Good sized fully enclosed rear and garden with a low maintenance gravel and concrete patio and two useful out buildings.



Floor Plan

GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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