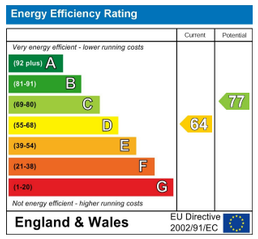
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Jubilee Place Pontefract Road, Castleford, WF10 4JD

For Sale Freehold £250,000

Ideally located in Castleford is this characterful three bedroom end-terrace property. Offering generous living space throughout, the property benefits from ample reception rooms, and off road parking to the rear.

The accommodation briefly comprises an entrance vestibule opening into a spacious entrance hallway, which provides access to the dining room, living room, and a staircase rising to the first floor landing. From the dining room, UPVC patio doors lead out to the rear garden. Also accessed from the ground floor is a fitted kitchen with a range of wall and base units, along with access to the cellar, completing the ground floor accommodation. To the first floor is a generous landing giving access to two large double bedrooms, a further single bedroom, and a three piece family bathroom suite. The property benefits from UPVC double glazing and gas central heating throughout.

The property is ideally suited to a growing family, with a wide range of primary and secondary schools nearby, along with excellent access to local shops, amenities, Castleford train station, and motorway links.

Offered to the market with vacant possession and no onward chain, early viewing is highly recommended to fully appreciate the space and character this home has to offer.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door into the entrance hall, central heating radiator, and a staircase rising to the first floor landing. Doors provide access to the living room and dining room.

LIVING ROOM
13'6" x 13'0" (4.12m x 3.98m)
UPVC oak effect double glazed windows to the front elevation, gas fireplace with marble surround, coving to the ceiling, and a central heating radiator. Double doors lead through into the dining room.

DINING ROOM
13'10" x 13'5" (4.24m x 4.11m)
UPVC patio doors opening onto the rear elevation, and a central heating radiator. There is access from here into the kitchen.

KITCHEN
6'10" x 10'4" (2.09m x 3.15m)
The kitchen is fitted with a range of wall and base units with laminate work surfaces and splashbacks, stainless steel sink with mixer tap and drainer, extractor fan, and housing for the combination boiler. Space and plumbing are available for a washing machine, along with space for a fridge or fridge/freezer. A UPVC double glazed window and UPVC door open to the rear elevation. Stairs provide access down to the cellar.

CELLAR
15'5" x 17'7" (4.71m x 5.38m)
The cellar is currently used for storage and houses the gas meter. Stairs lead back up into the kitchen.

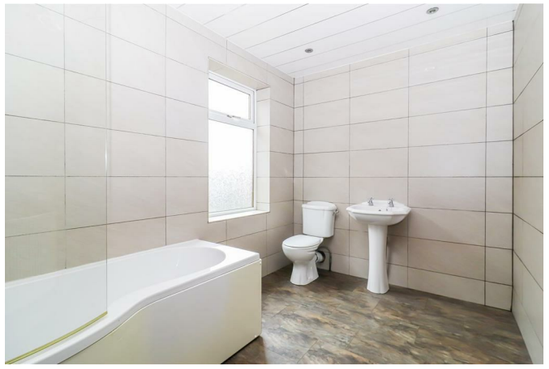
FIRST FLOOR LANDING
Central heating radiator, coving to the ceiling, and access to three bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 15'5" (4.0m x 4.72m)
UPVC double glazed window to the front elevation, coving to the ceiling, and a central heating radiator.

BEDROOM TWO
6'11" x 10'7" (2.11m x 3.24m)
UPVC double glazed window to the front elevation, central heating radiator, loft access.

BEDROOM THREE
13'8" x 11'1" (4.17m x 3.38m)
UPVC double glazed window to the side, central heating radiator.

BATHROOM
10'2" x 6'8" (3.11m x 2.05m)
The bathroom comprises a panelled bath with mixer tap and shower attachment, pedestal wash basin with hot and cold taps, and a low flush WC. The room features LVT flooring, full floor to ceiling tiling, a central heating radiator, frosted UPVC window to the side elevation, and spotlights to the ceiling.



OUTSIDE
To the front of the property there is a flagged staircase leading up to the entrance door, a low maintenance gravelled forecourt. To the rear, the garden is enclosed by brick walls and is currently used as a driveway. It can be converted back into a garden area and features a combination of flagged and gravelled sections.

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 Pontefract office and they will be pleased to arrange a suitable appointment.