



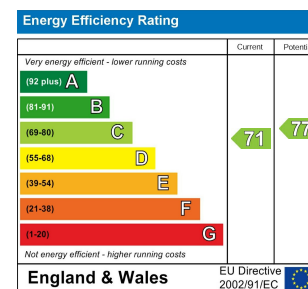
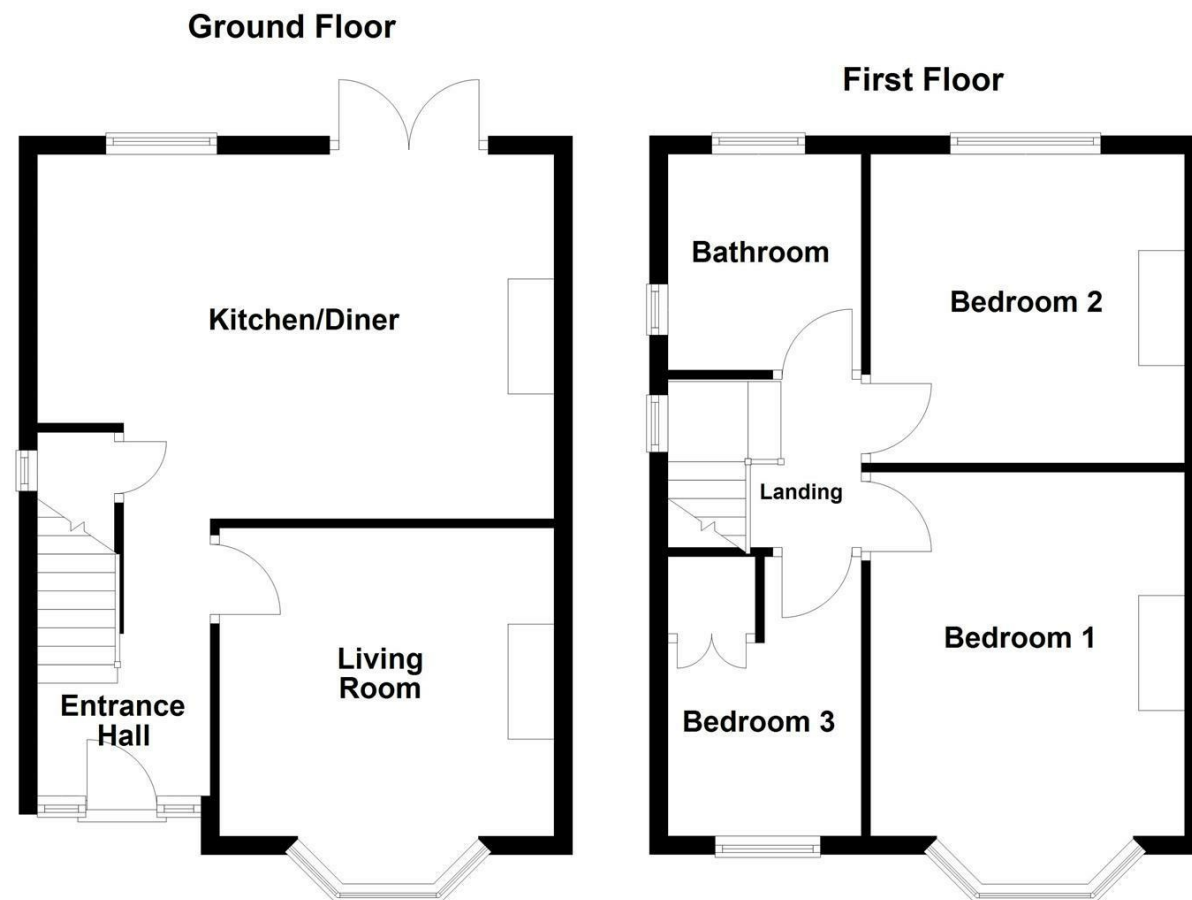
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



32 Monckton Drive, Castleford, WF10 3HT
For Sale Freehold £265,000

Nestled within a sought after cul de sac location in the Townville area of Castleford is this superbly presented three bedroom semi detached property, offering well proportioned accommodation throughout, attractive gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access through to the living room, along with an opening into the kitchen diner. The kitchen benefits from useful understairs storage and provides access to the rear garden. To the first floor, the landing provides loft access and leads to three good sized bedrooms and the house bathroom. Externally, the front of the property features a lawned garden and a concrete and paved driveway providing off road parking for two vehicles, enclosed by timber fencing with gated access to the rear. The rear garden is also mainly laid to lawn and incorporates railway sleeper borders, gravelled and planted beds with mature shrubs, as well as a raised decked patio area ideal for outdoor dining and entertaining. There is also a detached single garage with an up and over door. The garden is fully enclosed, making it suitable for both pets and children.

Castleford is a popular location for a wide range of buyers, particularly in the Townville area, with local shops and schools within walking distance and a wider range of amenities available in Castleford town centre. The area is well served by bus routes and two train stations providing links to Leeds, Sheffield and York. The A1 and M62 motorway networks are also easily accessible, making it ideal for commuters. Castleford is also home to Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse nearby.

This property would make an ideal purchase for first time buyers, growing families or professional couples. Only a full internal inspection will fully appreciate all that this home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

9'6" x 3'0" [2.9m x 0.92m]

Composite front door leading in, stairs to the first floor landing, opening into the kitchen diner and door through to the living room, along with a central heating radiator.

LIVING ROOM

12'5" x 10'11" [3.81m x 3.35m]

UPVC double glazed bay window to the front, spotlighting to the ceiling, feature fireplace with stone hearth and exposed wooden mantle, and central heating radiator.



KITCHEN DINER

12'11" x 13'10" [3.96m x 4.24m]

Access to understairs storage cupboard, UPVC double glazed window to the rear and French doors to the rear garden, multi fuel burning stove with stone hearth, spotlighting to the ceiling and central heating radiator. Fitted with a range of modern wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, four ring induction hob with extractor above, integrated double oven and microwave, integrated dishwasher, integrated undercounter fridge and freezer, breakfast bar and space and plumbing for a washing machine.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'9" x 5'2" [4.5m x 1.6m]

UPVC double glazed bay window to the front, decorative wall panelling, fitted wardrobes with sliding partially mirrored doors and central heating radiator.



BEDROOM TWO

10'11" x 9'10" [3.35m x 3.02m]

UPVC double glazed window to the rear, central heating radiator, dado rail and fitted units to the alcove.



BEDROOM THREE

7'0" x 7'1" [2.15m x 2.18m]

UPVC double glazed window to the front, central heating radiator, dado rail and fitted wardrobe above the bulkhead.

BATHROOM/W.C.

6'9" x 7'9" [2.08m x 2.38m]

Frosted UPVC double glazed windows to the rear and side, spotlighting to the ceiling, chrome heated towel rail, LED mirror, wall mounted wash basin with mixer tap, low flush WC, panelled bath with shower attachment and

separate shower cubicle with mains fed shower and glass screen, along with full tiling and extractor fan.



OUTSIDE

To the front, there is a lawned garden alongside a paved and concrete driveway providing off road parking for two vehicles, with timber fencing and access to the front door and side of the property. To the rear, the garden is mainly laid to lawn with railway sleeper borders, a raised decked seating area, pebble beds and planted borders with mature shrubs. The garden is fully enclosed by fencing and also provides access to a single detached garage with up and over door, making it ideal for pets and children.



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 Pontefract 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.