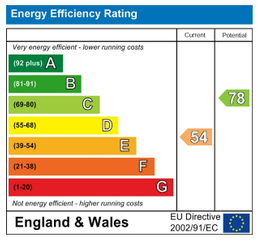
Total area: approx. 70.4 sq. metres (758.3 sq. feet)

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

17 Hunt Street, Castleford, WF10 2LR

For Sale Freehold £130,000

Situated in the popular Lock Lane area of Castleford is this superbly presented two bedroom mid terrace home. Offering well proportioned accommodation throughout, the property benefits from two generous double bedrooms, spacious reception areas, an enclosed rear courtyard and a detached garage providing off road parking, making it an ideal purchase for first time buyers, professional couples, small families or investors. The property also benefits from a recently replaced boiler, while the surrounding roads have recently been resurfaced by the council.

The accommodation briefly comprises a welcoming living room leading through to a spacious kitchen diner, which benefits from useful understairs storage and access to a separate utility room. The utility provides direct access to the rear courtyard and the ground floor bathroom. To the first floor, the landing provides access to two well proportioned double bedrooms. Bedroom two benefits from fitted wardrobes together with a useful overstairs storage cupboard. Externally, on street parking is available to the front of the property. To the rear is an enclosed courtyard style garden with a concrete seating area, creating an ideal space for outdoor dining and entertaining. The courtyard is enclosed by walls and timber fencing with a pedestrian gate providing access to the detached single garage, which benefits from timber double doors and a separate side access door.

The property is conveniently positioned within walking distance of Castleford town centre, where a wide range of shops, schools and everyday amenities can be found. Castleford also benefits from excellent transport links, including a bus station and two railway stations providing services to Leeds, Sheffield and York. The M62, M1 and A1(M) motorway networks are all within easy reach, whilst Junction 32 Shopping Outlet, Xscape Yorkshire and Pontefract Racecourse are all nearby.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

ACCOMMODATION

LIVING ROOM
14'3" x 13'1" (4.35m x 4.00m)
A frosted UPVC double glazed entrance door leads into the living room. There is a UPVC double glazed window to the front, coving to the ceiling, decorative wall panelling, a central heating radiator and an opening leading into the kitchen diner.

KITCHEN DINER
12'2" x 9'10" (3.71m x 3.00m)
The kitchen diner has a UPVC double glazed window overlooking the rear, a door leading to the staircase to the first floor landing and access to the understairs storage cupboard. There is also an opening leading into the utility room and a central heating radiator. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer. There are tiled splashbacks and space with plumbing for a gas cooker.

UNDERSTAIRS STORAGE CUPBOARD
Provides useful storage space and room for a fridge freezer.

UTILITY ROOM
6'2" x 2'11" (1.90m x 0.90m)
A frosted UPVC double glazed door leading to the rear, a door providing access to the bathroom and a washing machine.

BATHROOM/W.C.
6'2" x 5'3" (1.90m x 1.62m)
A frosted UPVC double glazed window overlooking the rear, a central heating radiator, a low flush WC, a pedestal wash basin and a panelled bath with an electric shower attachment over. The walls are partially tiled.

FIRST FLOOR LANDING
An opening leading into bedroom one and a door providing access to bedroom two.

BEDROOM ONE
14'2" x 13'2" (4.33m x 4.02m)
A UPVC double glazed window overlooking the front, coving to the ceiling, large wardrobe and a central heating radiator.

BEDROOM TWO
12'3" x 10'0" (3.75m x 3.05m)
A UPVC double glazed window overlooking the rear, coving to the ceiling, a central heating radiator, access to a storage cupboard and a fitted wardrobe.

OUTSIDE
To the front of the property, there is on street permit parking. To the rear, there is a low maintenance concrete courtyard, ideal for outdoor dining and entertaining. The courtyard is enclosed by brick walls and timber fencing, with a timber gate providing access to the rear, where there is a single semi-detached garage.

GARAGE
18'0" x 8'11" (5.50m x 2.72m)
A set of timber double doors providing vehicular access from the rear, together with a separate side access door.

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.

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.