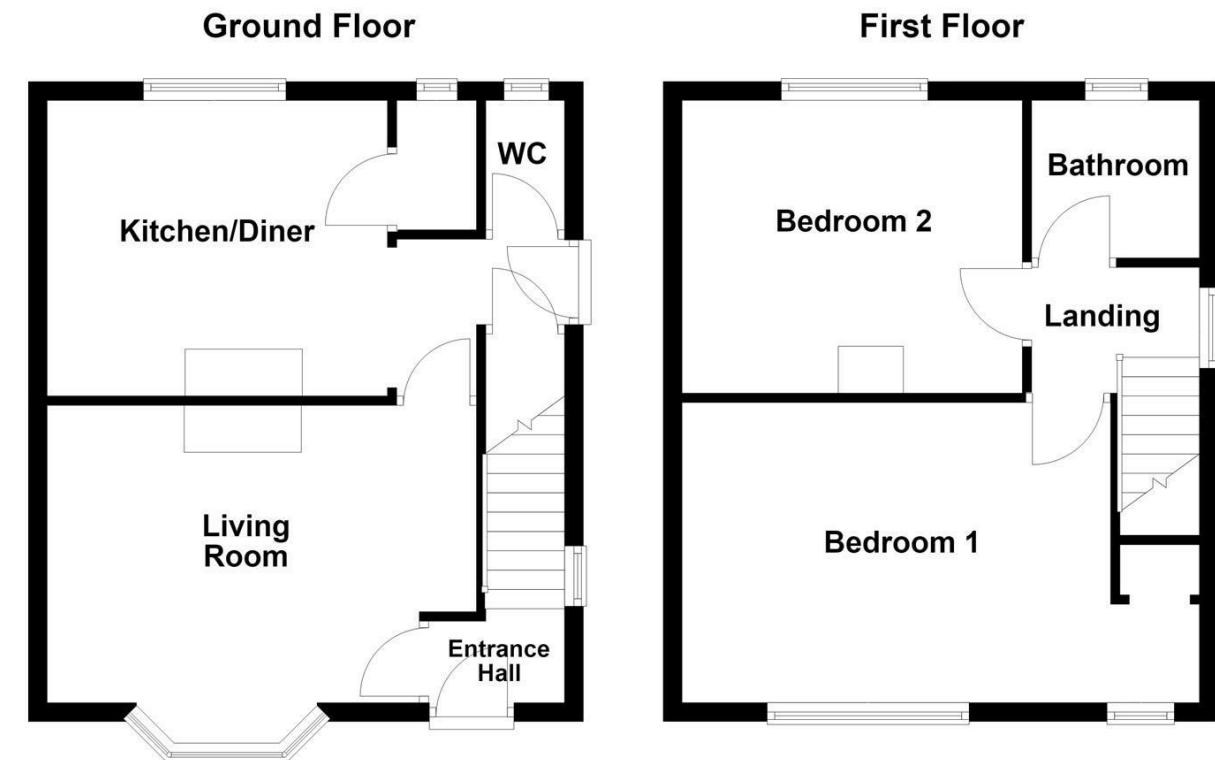




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138 Queens Park Drive, Castleford, WF10 3AP

For Sale Freehold £200,000

Situated in Castleford is this superbly presented two bedroom semi detached home, offering well proportioned accommodation throughout. The property boasts a generous living space, a modern fitted kitchen and bathroom, ample off road parking with EV charging point and an attractive enclosed rear garden, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and access into the living room. The living room leads through to the kitchen diner, which benefits from two useful storage cupboards, access to the downstairs W.C. and a side entrance door. To the first floor, the landing provides access to the loft, two bedrooms and the house bathroom. Both bedrooms benefit from fitted wardrobe storage. Externally, to the front of the property are low maintenance pebbled borders with railway sleeper edging, together with a combination of tarmac and pebbled driveway providing ample off road parking for several vehicles. The frontage is enclosed by timber fencing and wrought iron gates, with the added benefit of an EV charging point. A side access gate leads to a useful brick built outbuilding, ideal for storage, and through to the rear garden. The rear is designed for low maintenance, incorporating an artificial lawn and stone paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Castleford is a convenient location for a range of buyers, including first time buyers, professional couples and small families, with local shops, schools and everyday amenities all within easy reach, particularly in Castleford town centre. Regular bus services operate nearby, whilst Castleford also benefits from two railway stations providing links to Leeds, Sheffield and surrounding areas. The M62 motorway network is within easy reach for those travelling further afield. Xscape Yorkshire and Junction 32 Outlet Shopping are also close by, with Pontefract Racecourse only a short drive away.

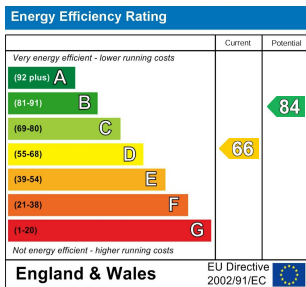
Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is highly recommended to avoid disappointment.

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,
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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.



ACCOMMODATION

ENTRANCE HALL

2'10" x 4'9" [0.87m x 1.45m]

Frosted UPVC double glazed entrance door leading into the entrance hall. Partial decorative wall panelling, staircase providing access to the first floor landing, UPVC double glazed window to the side and opening through to the living room.



LIVING ROOM

15'0" x 11'9" [max] x 7'1" [min] [4.58m x 3.60m [max] x 2.16m [min]]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling and partial decorative wall panelling. Feature media wall style chimney breast incorporating a glass fronted, live flame effect electric fire, together with a door providing access to the kitchen diner.



KITCHEN DINER

18'10" x 10'4" [max] x 2'10" [min] [5.75m x 3.15m [max] x 0.87m [min]]

Frosted UPVC double glazed side entrance door, UPVC double glazed window to the rear, access to two useful storage cupboards and the downstairs W.C. Extractor fan, spotlights to the ceiling and central heating radiator. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel sink with glass top and mixer tap. Four ring induction hob, integrated oven and microwave, space and plumbing for a washing machine and space for a fridge freezer. There is also a breakfast bar with wooden work surface over.

DOWNSTAIRS W.C.

2'9" x 4'6" [0.86m x 1.38m]

Frosted UPVC double glazed window to the rear, concealed cistern low flush W.C. and decorative wall panelling.

FIRST FLOOR LANDING

4'5" x 5'11" [max] x 2'8" [min] [1.35m x 1.82m [max] x 0.83m [min]]

Loft access, UPVC double glazed window to the side, partial decorative wall panelling and doors providing access to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE

18'4" x 10'4" [max] x 3'6" [min] [5.60m x 3.17m [max] x 1.08m [min]]

Two UPVC double glazed windows to the front, partial decorative wall panelling, central heating radiator and coving to the ceiling. Useful over stairs opening ideal for storage, together with a range of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

11'10" x 10'4" [max] x 9'3" [min] [3.62m x 3.17m [max] x 2.82m [min]]

UPVC double glazed window to the rear, dado rail, central heating radiator and a range of fitted wardrobes.



BATHROOM

5'6" x 5'9" [1.68m x 1.77m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator and spotlights to the ceiling. Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and P shaped panelled bath with mixer tap and mains fed shower attachment. Glass shower screen and fully tiled walls.



OUTSIDE

To the front of the property is a low maintenance garden incorporating pebbled and planted beds with railway sleeper borders, together with a combination of tarmac and pebbled driveway providing ample off road parking for several vehicles. The frontage is enclosed by timber fencing, walling and wrought iron double gates. The driveway provides access to the front entrance and continues through a side gate to the side entrance door and a useful brick built outbuilding, ideal for storage. To the rear is a low maintenance garden incorporating artificial lawn and a stone paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



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.