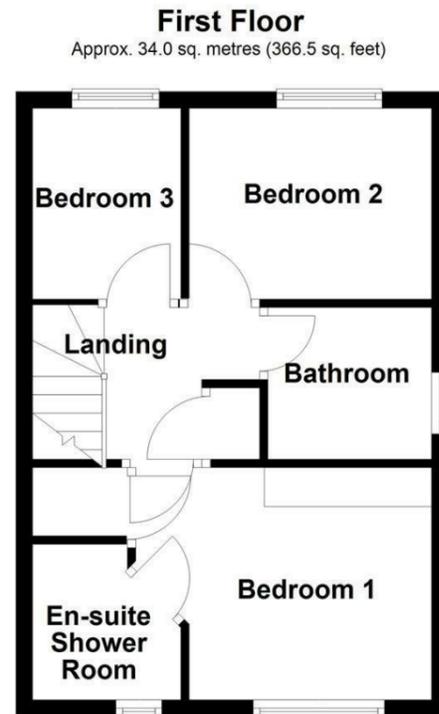
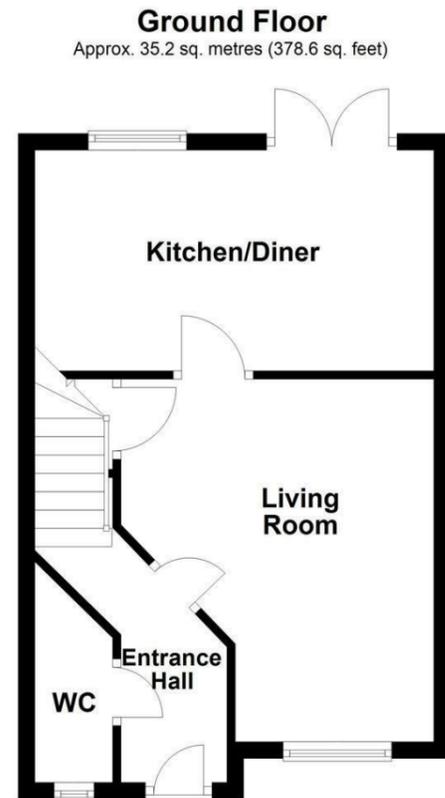
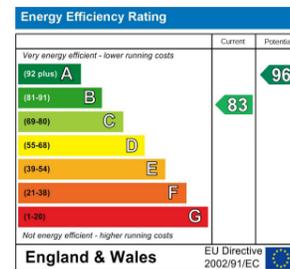


WAKEFIELD | OSSETT | HORBURY
 01924 291 294 | 01924 266 555 | 01924 260 022
 NORMANTON | PONTEFRACT & CASTLEFORD
 01924 899 870 | 01977 798 844



Total area: approx. 69.2 sq. metres (745.1 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.



2 Elm Way, Castleford, WF10 5SF

For Sale Freehold £210,000

A superb opportunity to purchase this well presented three bedroom semi detached home, situated on a modern and popular residential development. The property benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises; entrance hall with access to the downstairs WC, leading through to the living room with useful understairs storage cupboard and door into the modern kitchen diner, fitted with integrated appliances and French doors opening to the rear garden. To the first floor, the landing provides access to three good sized bedrooms, a modern three piece house bathroom, and a useful storage cupboard with fitted shelving. Bedroom one includes fitted mirrored sliding wardrobes and access to a private en-suite shower room. Externally, to the front there is a paved pathway with planted borders leading to the entrance door. To the rear, a timber gate provides access to the enclosed garden, which features a paved patio area ideal for alfresco dining, leading onto an attractive lawned garden with fenced boundaries to all three sides. A tandem tarmac driveway to the side provides off road parking for two vehicles.

The property is conveniently located close to the town centre, with excellent local amenities, regular bus routes to and from Castleford, and easy access to the M62 motorway network, making it ideal for commuters. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.



KITCHEN DINER

8'10" x 15'4" [2.70m x 4.68m]

Fitted with a range of wall and base units with work surfaces over and matching upstands. Incorporating a 1½ stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over, integrated 50/50 fridge freezer, and wall mounted combination condensing boiler housed within a cupboard. Plumbing and space for washing machine and dishwasher. Central heating radiator, UPVC double glazed French doors leading to the rear garden, and UPVC double glazed window overlooking the rear aspect.



FIRST FLOOR LANDING

Loft access to the ceiling and doors providing access to three bedrooms, the house bathroom, and a storage cupboard with fitted shelving.

BEDROOM ONE

9'5" x 11'8" [max] x 9'8" [min] [2.89m x 3.58m [max] x 2.96m [min]]

UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with mirrored sliding doors, additional storage cupboard over the bulkhead, and door leading into the en-suite.



EN SUITE SHOWER ROOM

5'4" x 6'1" [1.63m x 1.87m]

Comprising of a three piece suite including pedestal wash basin with mixer tap, low flush WC, and corner shower cubicle with glass doors and mixer shower. Part tiled walls, UPVC double glazed frosted window to the front elevation, extractor fan, and central heating radiator.



BEDROOM TWO

7'7" x 9'2" [2.32m x 2.81m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

7'7" x 5'10" [2.33m x 1.78m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM

6'0" x 5'11" [1.85m x 1.81m]

Fitted with a three piece suite comprising panelled bath with mixer tap, glass shower screen and mixer shower over, pedestal wash basin with mixer tap, and low flush WC. Part tiled walls, extractor fan, central heating radiator, and UPVC double glazed frosted window to the side elevation.



OUTSIDE

To the front of the property there is an attractive lawned garden with paved pathway leading to the front door and planted borders to the front and side. To the side there is a single tandem tarmac driveway providing off road parking for two vehicles. Gated access leads to the rear garden, which has a paved patio area, pleasant lawn, outside water tap, and sensor lighting. The garden is fully enclosed with fenced boundaries.



PLEASE NOTE

The property has an annual service charge of £99.34.

COUNCIL TAX BAND

The council tax band for this property is C.

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.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall, with a central heating radiator and doors providing access to the downstairs WC and the living room. A staircase with handrail leads up to the first floor landing.

DOWNSTAIRS W.C.

3'0" x 5'5" [0.92m x 1.67m]

Comprising of a low flush WC, pedestal wash basin with mixer tap and tiled splashback, central heating radiator, and UPVC double glazed frosted window to the front aspect.

LIVING ROOM

14'4" x 11'11" [4.37m x 3.64m]

UPVC double glazed window to the front aspect, central heating radiator, staircase rising to the first floor, and two further doors providing access to an understairs storage cupboard and the kitchen diner.

