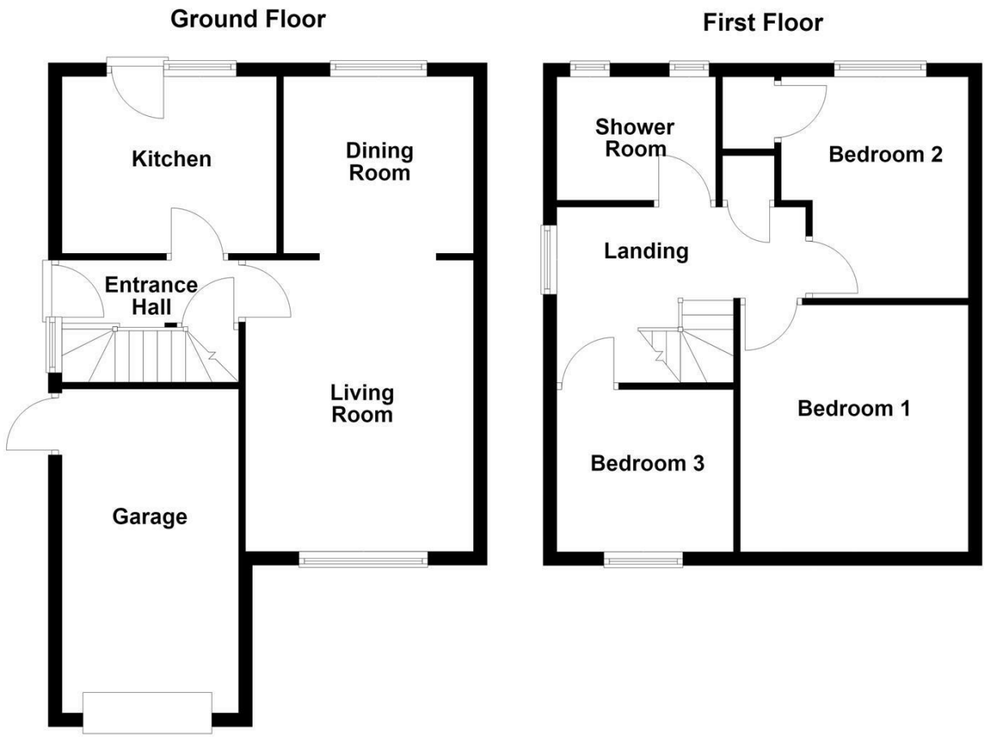

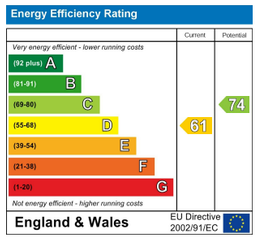

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

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

23 Castle Syke View, Pontefract, WF8 4LX

For Sale Freehold £240,000

Situated in the Pontefract area is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout. The property boasts generous reception space, a modern fitted kitchen and shower room, off road parking and an 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, useful understairs storage and doors providing access to the kitchen and living room. The living room leads through to the dining room, whilst the kitchen provides access to the rear of the property. To the first floor, the landing provides access to three bedrooms, the house shower room and the loft. Externally, to the front is a lawned garden with mature shrub borders, together with a concrete driveway providing off road parking for one vehicle and leading to a single attached garage. The garage benefits from an up and over door and separate side access door. The front garden is enclosed by walling and timber fencing. To the rear is a lawned garden with mature shrubs and trees, together with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

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

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

ACCOMMODATION

ENTRANCE HALL
8'5" x 5'10" (max) x 2'11" (min) (2.58m x 1.80m (max) x 0.90m (min))
Frosted UPVC double glazed side entrance door providing access into the entrance hall. Coving to the ceiling, staircase leading to the first floor landing, useful understairs storage, central heating radiator and doors providing access to the kitchen and living room.

KITCHEN
10'4" x 8'5" (3.15m x 2.58m)
UPVC double glazed window to the rear and frosted UPVC double glazed door providing access to the rear garden. Serving hatch through to the dining room. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 sink and drainer with mixer tap. Four ring electric hob with partial glass splashback and extractor hood above, integrated double oven, space and plumbing for a washing machine and space for a fridge freezer.

LIVING ROOM
13'11" x 10'11" (4.25m x 3.35m)
UPVC double glazed window to the front, coving to the ceiling, opening through to the dining room, central heating radiator and gas fireplace with marble hearth and surround and wooden mantle.

DINING ROOM
8'5" x 8'11" (2.58m x 2.73m)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and serving hatch through to the kitchen.

FIRST FLOOR LANDING
12'1" x 8'5" (max) x 4'3" (min) (3.70m x 2.58m (max) x 1.32m (min))
Loft access, coving to the ceiling, frosted UPVC double glazed window to the side and doors providing access to a storage cupboard housing the water tank, bedroom one, bedroom two, bedroom three and the house shower room.

BEDROOM ONE
10'11" x 11'11" (3.33m x 3.65m)
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes with sliding mirrored doors.

BEDROOM TWO
10'7" x 9'0" (max) x 7'5" (min) (3.25m x 2.75m (max) x 2.27m (min))
UPVC double glazed window to the rear, central heating radiator and access to a useful storage cupboard.

BEDROOM THREE
8'6" x 7'8" (2.60m x 2.35m)
UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM
7'7" x 5'10" (2.32m x 1.80m)
Two frosted UPVC double glazed windows to the rear, chrome ladder style central heating radiator and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with electric shower, shower attachment and glass shower screen. Fully tiled walls.

OUTSIDE
To the front of the property is a lawned garden with planted borders incorporating mature shrubs and flowers. The frontage is enclosed by timber fencing to either side and walling to the front, with wrought iron double gates providing access onto a concrete driveway. The driveway provides off road parking for one vehicle and leads to the single attached garage, which benefits from an up and over door and separate side access door. To the rear is a lawned garden with mature shrub borders and a 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 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.