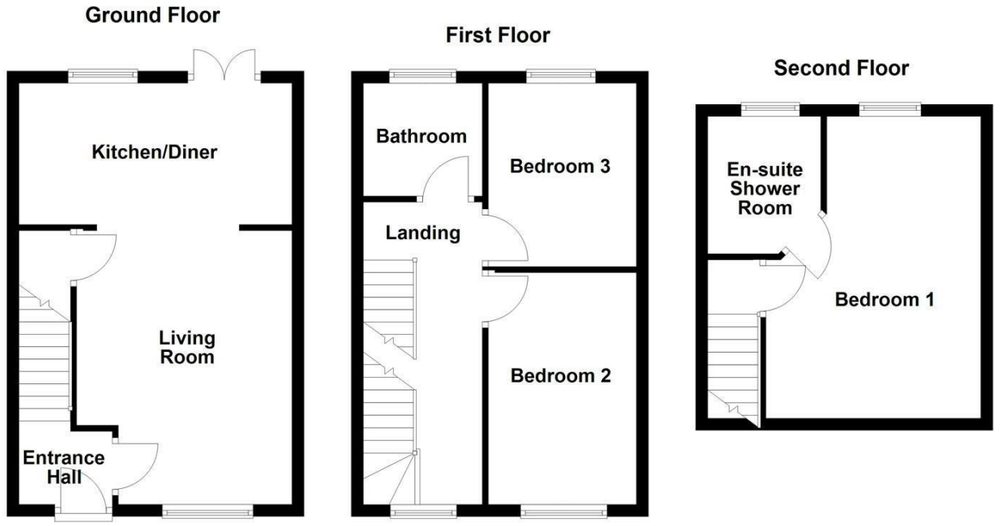
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





2B Hugh Street, Castleford, WF10 4DS

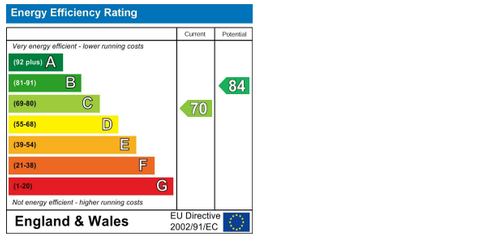
For Sale Freehold Offers Over £170,000

Situated in Castleford town centre, this modern mid terrace property offers well presented accommodation arranged over three floors. The home benefits from three generously sized bedrooms, one of which is served by an en suite shower room, making it an ideal purchase for a range of buyers. With ample parking available, this is a property not to be missed.

The accommodation briefly comprises an entrance hallway with staircase rising to the first floor and a door leading into the living room. The living room provides access to useful under stairs storage/utility space and opens into the kitchen diner, which in turn leads to the rear of the property. To the first floor landing there is access to bedrooms two and three, the house bathroom, and the staircase to the second floor. The second and final floor hosts the principal bedroom, which is served by its own en suite shower room. Externally, the property benefits from on street parking to the front. To the rear is a low maintenance garden, predominantly paved and artificially lawned, along with a pebbled paved driveway providing off road parking for one vehicle. The garden is partially enclosed by timber fencing.

Castleford is a highly convenient and popular location, well suited to first time buyers, growing families, and professional couples alike. The property is ideally positioned for access to local shops, schools, and amenities, many of which are within comfortable walking distance, particularly within the town centre. Castleford also benefits from excellent transport links, including its own bus station and two train stations offering connections to major cities such as Leeds and Sheffield, with the M62 motorway just a short drive away for commuters. Additional local attractions include the Xscape Leisure Complex, Junction 32 Shopping Outlet, and the nearby Pontefract Racecourse.

A full internal inspection is highly recommended to fully appreciate everything this home has to offer, and early viewing is advised 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,
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.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door into the entrance hall, central heating radiator, coving to the ceiling, staircase to the first floor landing and a door into the living room.

LIVING ROOM
15'1" x 11'9" (max) x 9'6" (min) (4.6m x 3.6m (max) x 2.9m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, spotlights, decorative wall panelling, electric fireplace with marble hearth and surround. Opening to the kitchen/diner and a door to the understairs storage cupboard.



KITCHEN/DINER
7'8" x 15'1" (2.36m x 4.6m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, spotlights, coving to the ceiling, central heating radiator. A range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, partial glass splashbacks, four ring induction hob with stainless steel extractor above, integrated double oven, integrated slimline dishwasher, integrated fridge freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the front, central heating radiator, coving to the ceiling. Stairs providing access to the second floor landing, doors to bedroom two, three and the house bathroom.

BEDROOM TWO
8'0" x 12'10" (2.46m x 3.93m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



BEDROOM THREE
10'0" x 8'0" (3.05m x 2.45m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BATHROOM
6'6" x 6'7" (2.0m x 2.02m)
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, partial tiling. Low flush W.C., pedestal wash basin, panelled bath with mains fed shower and shower attachment with glass shower screen.

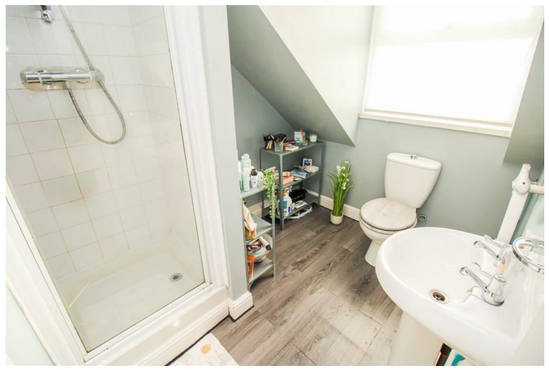


SECOND FLOOR LANDING
Coving to the ceiling, door leading to bedroom one.

BEDROOM ONE
11'7" x 19'6" (max) x 8'6" (min) (3.55m x 5.95m (max) x 2.6m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling. Access into the eaves and a door into the en suite shower room.



EN SUITE SHOWER ROOM
7'5" x 6'2" (max) x 3'6" (min) (2.28m x 1.9m (max) x 1.08m (min))
Frosted UPVC double glazed window to the rear, ladder style central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with tiled splashback, shower cubicle with mains fed shower and glass shower screen.



OUTSIDE
To the front of the property there is on street parking leading directly to the front entrance. To the rear, the garden is paved and artificially lawned, with additional paved and pebbled areas providing parking for one vehicle, enclosed by timber fencing.





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.

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.