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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.

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Richard Kendall Estate Agent

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22 Wood Lane, Castleford, WF10 5PF

For Sale Freehold £140,000

Situated in the Whitwood area of Castleford and deceptively spacious from the front is this two bedroom plus occasional room mid terrace property, offering well proportioned accommodation together with generous reception space and low maintenance gardens.

The accommodation briefly comprises a spacious living room leading into an inner hallway, which provides access to the first floor and dining room. The dining room benefits from a feature original fireplace, French doors opening onto the rear garden and access down to the cellar, together with an opening into the modern fitted kitchen. To the first floor are two bedrooms and an occasional room. The occasional room benefits from fitted wardrobes and access to a bathroom, while bedroom one also features en suite W.C. facilities and loft access. In addition there is bedroom two overlooking the front elevation. Externally, to the front is a low maintenance buffer garden with gated access. To the rear is an enclosed courtyard style garden with paved and concrete seating areas, ideal for outdoor dining and entertaining.

Castleford is a convenient location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and amenities within easy reach. Castleford town centre and nearby Normanton provide further facilities and transport links, while the M62 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal the space and accommodation this property has to offer. An early viewing is highly recommended.



ACCOMMODATION

CELLAR
14'1" x 12'2" (4.30m x 3.71m)
Useful cellar space with power and lighting.

LIVING ROOM
14'1" x 12'11" (4.30m x 3.95m)
Frosted and stained glass UPVC double glazed front entrance door leading into the living room. UPVC double glazed bay window overlooking the front elevation. Coving to the ceiling, ceiling rose, dado rail and two central heating radiators. Feature decorative fireplace with marble hearth and surround and timber mantle. Door leading through into the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing. Coving to the ceiling, dado rail and central heating radiator. Door leading through into the dining room.

DINING ROOM
14'1" x 14'1" (4.30m x 4.30m)
UPVC double glazed French doors opening onto the rear garden. Coving and inset spotlights to the ceiling, dado rail and central heating radiator. Feature original cast iron open fireplace with stone hearth and timber mantle. Access down to the cellar. Opening leading through into the kitchen.



KITCHEN
11'5" x 10'6" (3.50m x 3.22m)
Two UPVC double glazed windows overlooking the side elevation. Inset spotlights to the ceiling. Fitted with a modern range of wall and base units with laminate work surfaces over and matching splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Four ring induction hob with stainless steel extractor hood above and integrated double oven. Space and plumbing for a washing machine together with removable under-counter fridge, freezer and tumble dryer. Ideal gas fired combination boiler housed within the kitchen.

FIRST FLOOR LANDING
Coving to the ceiling and dado rail. Doors provide access to three bedrooms.

OCCASIONAL ROOM
14'3" x 14'1" (4.35m x 4.31m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling, picture rail and central heating radiator. Range of fitted wardrobes. Door providing access into the bathroom.



BATHROOM
9'7" x 8'1" (2.93m x 2.48)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a suite comprising low flush W.C., wash basin with mixer tap set within vanity storage, freestanding bath and separate shower enclosure with electric shower and glazed shower screen. Partial wall tiling, central heating radiator and fitted storage cupboard.



BEDROOM ONE
12'2" x 7'5" (3.72m x 2.28m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, picture rail and central heating radiator. Door leading into the en suite W.C.



EN SUITE W.C.
3'9" x 3'0" (1.15m x 0.93m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with mixer tap. Inset spotlight, extractor fan and loft access.

BEDROOM TWO
8'11" x 6'2" (2.73m x 1.90m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, picture rail and central heating radiator.



OUTSIDE
To the front is a low maintenance buffer garden, predominantly paved with planted features. The garden is enclosed by walling and timber fencing with gated access. To the rear is a low maintenance courtyard style garden incorporating paved and concrete seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing with a timber gate to the rear, making it suitable for both children and pets.



COUNCIL TAX BAND
The council tax band for this property is A.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

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.