

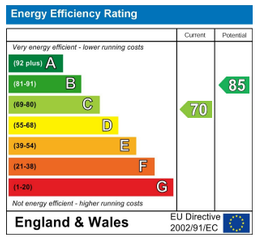
Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

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.

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



20 St. Nicholas Street, Castleford, WF10 4EH

For Sale Freehold Offers In The Region Of £167,500

A superb opportunity to purchase this three bedroom mid terrace home, boasting no chain, spacious and well proportioned accommodation throughout, including two generous reception rooms, a modern fitted kitchen, ground floor bathroom and the principal bedroom benefitting from an en suite WC.

The accommodation is entered via an entrance vestibule, which leads into a large entrance hall with a feature archway. From here, access is provided to both the sitting/dining room and the living room. The living room benefits from access to an understairs storage cupboard and leads through to the modern fitted kitchen, which enjoys Velux style windows to the pitched open ceiling. A door from the kitchen provides access to the modern three piece house bathroom, completing the ground floor accommodation. To the first floor, the landing provides access to three double bedrooms, with bedroom one enjoying the added benefit of en suite WC facilities. Externally, to the front, on street parking is available on a first come, first served basis. A cast iron gate provides access into a low maintenance concrete buffer garden, fully enclosed by solid brick walls and cast iron railings. To the rear is an attractive landscaped garden, thoughtfully designed for outdoor dining and entertaining. The garden features two porcelain paved patio areas, together with a timber decked patio with up lighting, providing an ideal seating space overlooking the artificial lawn. There is a solid timber clad wall to one side with up and down black lights, a large timber shed positioned on the second porcelain paved patio area to the rear, and timber fencing to all three sides. A timber gate provides access onto the street behind, where further on street parking is available.

The property is well placed within walking distance of local amenities and schools, with main bus routes running to and from both Castleford and Pontefract. The M62 motorway is also only a short distance away, ideal for those looking to commute further afield.

Only a full internal inspection will truly reveal everything on offer at this quality home. An early viewing is highly recommended.



ACCOMMODATION

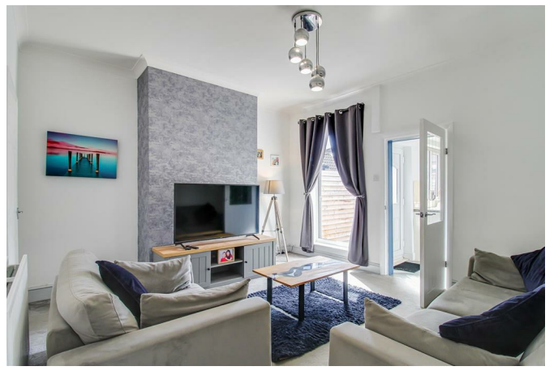
ENTRANCE VESTIBULE
Composite front entrance door leading into the entrance vestibule, with UPVC double glazed frosted sunlight above the door, ornate coving to the ceiling and timber door with timber framed frosted glazed sunlight above leading into the entrance hall.

ENTRANCE HALL
Ornate coving to the ceiling, feature archway, staircase with handrail leading to the first floor landing and doors providing access to the sitting/dining room and living room.

SITTING/DINING ROOM
10'3" x 13'4" (3.13m x 4.08m)
UPVC double glazed window overlooking the front aspect, central heating radiator and coving to the ceiling.



LIVING ROOM
13'2" x 14'1" (4.02m x 4.31m)
Large UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and timber door providing access into the modern fitted kitchen. A further door provides access to the understairs storage cupboard, offering useful storage space with space for a dryer and fitted shelving to the wall.



KITCHEN
13'8" x 7'8" (4.17m x 2.35m)
Fitted with a range of wall and base high gloss units with laminate work surface over and tiled splashback above. Pitched sloping ceiling with inset spotlights, timber double glazed Velux style window and UPVC double glazed window to the side aspect. A UPVC double glazed door leads out to the landscaped rear garden. Central heating radiator, space for a large freestanding fridge freezer, integrated oven and grill, four ring ceramic hob with tiled splashback and cooker hood above. There is a 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing and space for a full size dishwasher, as well as plumbing and space for a washing machine under the counter. A timber door provides access to the modern fitted three piece house bathroom.

BATHROOM
5'6" x 7'6" (1.69m x 2.29m)
Fitted with a three piece suite comprising panelled bath with fully tiled surround, wall mounted mixer tap and pull out shower attachment, concealed system low flush WC and wash basin with chrome waterfall mixer tap, tiled splashback, vanity units with chrome handles below and large wall mounted vanity mirror above. Central heating radiator, part tiled walls and UPVC double glazed frosted window overlooking the rear elevation.



FIRST FLOOR LANDING
Providing access to three bedrooms.

BEDROOM ONE
13'3" x 14'1" (4.05m x 4.31m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and door providing access into a built in single wardrobe, which also incorporates WC facilities.



EN SUITE W.C.
4'7" x 7'5" (max) x 2'11" (min) (1.40m x 2.28m (max) x 0.90m (min))
UPVC cladding to the ceiling, wash basin with mixer tap, tiled splashback and vanity unit below with chrome handle. Low flush WC and loft access.

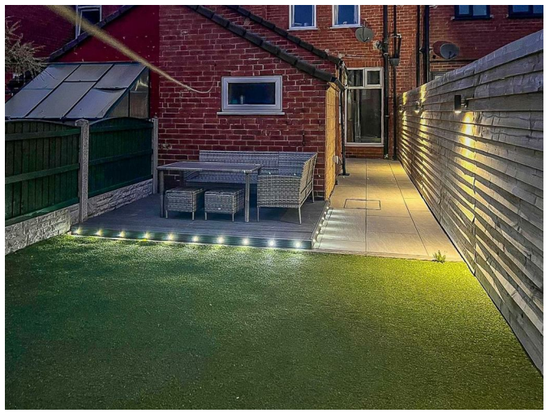
BEDROOM TWO
13'2" x 8'8" (max) x 6'5" (min) (4.03m x 2.66m (max) x 1.96m (min))
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE
10'0" x 7'2" (3.06m x 2.20m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



OUTSIDE
To the front, there is a low maintenance buffer garden with a solid cast iron gate providing access onto a concrete garden area. The front is enclosed by solid brick walls and cast iron railings, with on street parking available on a first come, first served basis. To the rear is an attractive landscaped garden with an L shaped porcelain pathway leading down the garden. To the left hand side there is a solid timber clad wall with black up and down lights, together with a double outside power socket. There is also a chrome wall light positioned next to the side entrance door. The garden further benefits from a timber decked seating area, artificial lawn and an additional porcelain paved patio area to the rear, where there is a large timber shed. The garden is fully enclosed by timber panelled fencing, with a timber gate opening onto the street behind, where further on street parking is available on a first come, first served basis. There is also an outside water point connection to the rear wall.



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.