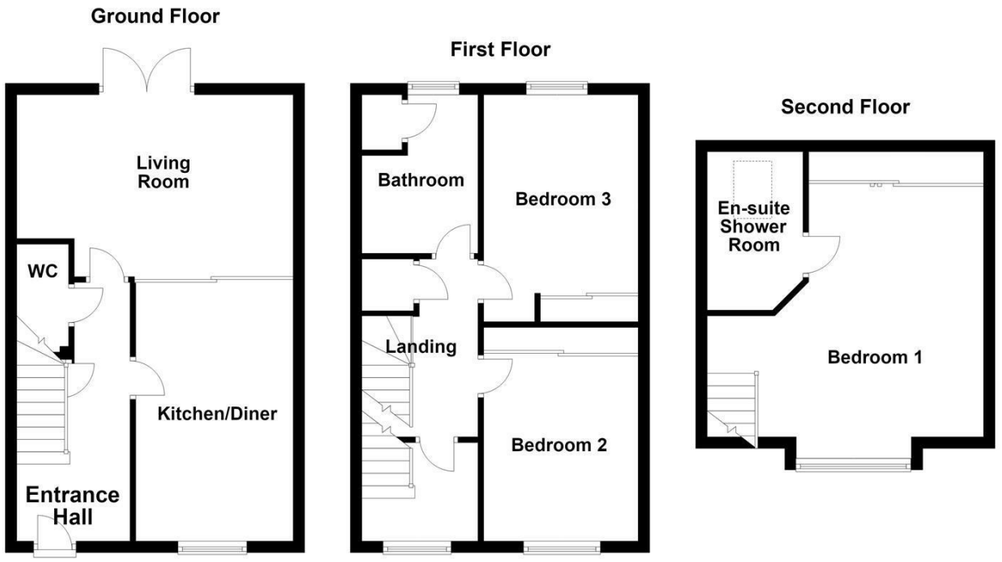

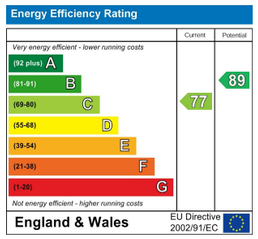

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



16 Fallbrook Road, Castleford, WF10 5FB

For Sale Freehold £225,000

Situated on this small and very popular development on the outskirts of Castleford, sits this three storey three bedroom mid town house.

Presented to the highest of standards, the property itself comprises to the ground floor of an entrance hallway, a modern fitted high specification dining kitchen with sliding doors through to the living room, which has LED ceiling spotlights and French doors leading to the rear garden. There is a downstairs w.c. To the first floor, there are two double bedrooms and a modern fitted house bathroom/w.c. To the second floor there is an impressive main bedroom with full length fitted wardrobes with mirrored glass doors and an en suite shower room. Outside to the front of the property, there is a small lawned garden. To the rear there is a low maintenance artificial lawned seating area, a small flagged patio and an enclosed garden.

The property itself is situated on this modern and popular development and benefits from excellent local transport links by way of the M62 motorway and A1. As well as local bus and transport routes into Pontefract, Castleford, Featherstone and Normanton. The property also benefits from a great range of local schools and excellent shopping facilities including junction 32 shopping outlet centre.

This property must be viewed to be fully appreciated due to the size and quality of finish and viewings can be booked via our Castleford branch.



ACCOMMODATION

ENTRANCE HALL
A front entrance door leads into the entrance hall, which has a central heating radiator and inset spotlights to the ceiling. Four doors provide access to the understairs storage cupboard, downstairs WC, living room and fitted kitchen. A staircase with handrail rises to the first floor landing.

KITCHEN
8'11" x 14'8" (2.74m x 4.48m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. There is a stainless steel sink and drainer with swan neck mixer tap, an integrated oven and grill, four-ring gas hob, stainless steel splashback and cooker hood above. The kitchen also provides space for a large freestanding fridge freezer, a UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, lighting beneath the wall units and a central heating radiator. Sliding doors lead through to the living room.

LIVING ROOM
15'10" x 10'6" (max) x 8'9" (min) (4.83m x 3.21m (max) x 2.67m (min))
The living room has two central heating radiators and a set of UPVC double glazed French doors leading out to the landscaped rear garden.



DOWNSTAIRS W.C.
6'2" x 2'11" (1.88m x 0.90m)
Fitted with a low flush WC and pedestal wash basin with mixer tap and tiled splashback. Further features include a central heating radiator, ceiling mounted extractor fan and inset spotlight.

FIRST FLOOR LANDING
The landing has a central heating radiator and five doors providing access to the house bathroom, a storage cupboard, two bedrooms and the office area. A staircase rises to the second floor.

BEDROOM TWO
10'5" x 8'11" (3.19m x 2.73m)
The bedroom benefits from fitted wardrobes spanning one wall, providing generous storage. There is also a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BEDROOM THREE
8'10" x 13'0" (2.71m x 3.98m)
The bedroom has a fitted double wardrobe with mirrored sliding doors, a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM
8'11" x 6'7" (max) x 4'0" (min) (2.74m x 2.02m (max) x 1.23m (min))
Fitted with a modern three piece suite comprising a panelled bath with chrome waterfall mixer tap, shower attachment, rainfall shower head and shower curtain, a low flush WC and a wall mounted wash basin with mixer tap. Further features include a vanity mirror with integrated lighting, fully tiled walls and flooring, a frosted UPVC double glazed window overlooking the rear elevation, inset spotlights, a ceiling mounted extractor fan and a chrome ladder-style radiator. A door provides access to the boiler and airing cupboard.



OFFICE AREA
The office area has a central heating radiator, a UPVC double glazed window overlooking the front elevation and inset spotlights. A staircase with handrail rises to the principal bedroom on the second floor.

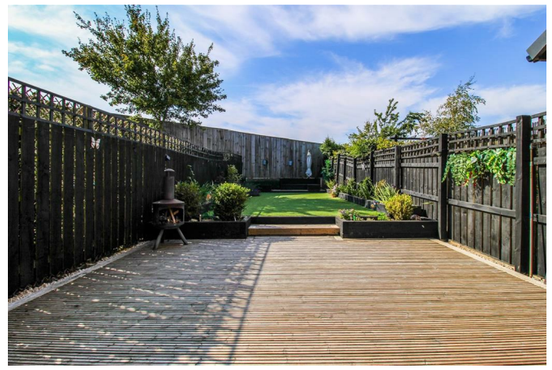
BEDROOM ONE
15'7" x 15'10" (max) x 9'11" (min) (4.77m x 4.84m (max) x 3.04m (min))
The principal bedroom benefits from fitted wardrobes with smoked glass doors, a UPVC double glazed window overlooking the front elevation, two central heating radiators and loft access. A door leads into the en suite shower room.



EN SUITE SHOWER ROOM
4'9" x 8'10" (1.47m x 2.71m)
Fitted with a three piece suite comprising a curved corner shower enclosure with mixer shower and fully tiled walls, a pedestal wash basin with mixer tap and tiled splashback, and a low flush WC. Further features include fully tiled flooring, a chrome ladder-style radiator, a double glazed Velux-style roof window overlooking the rear elevation, inset spotlights and a ceiling-mounted extractor fan.



OUTSIDE
To the front of the property is a paved pathway leading to the entrance door, with a UPVC canopy above and a low maintenance pebbled buffer garden. A tarmac driveway provides off road parking for two vehicles and leads to a detached single garage with a manual up-and-over door. To the rear is a timber decked patio area, ideal for outdoor dining and entertaining, together with an external water connection. The low maintenance rear garden has an artificial lawn, planted borders to two sides edged with railway sleepers and a further paved patio area. The garden is fully enclosed by timber fencing to all three sides.



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.