



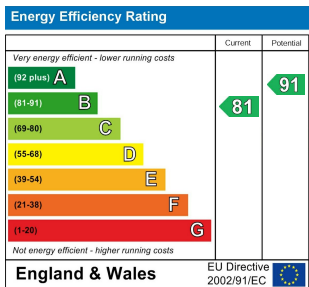
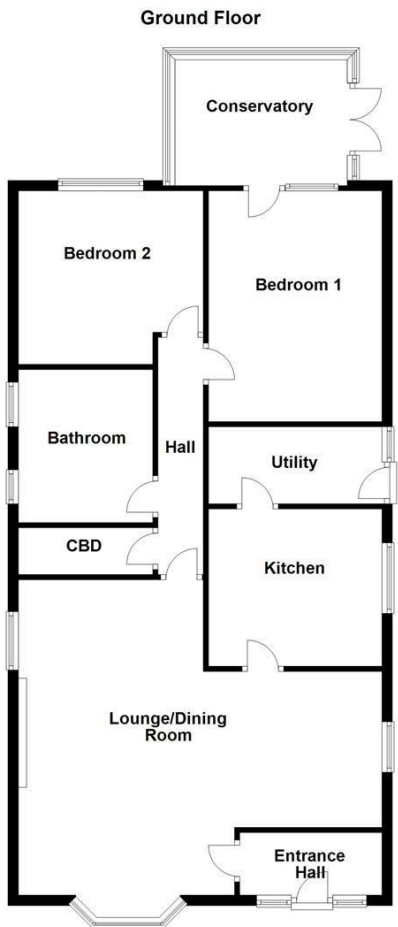
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



10 Smithson Avenue, Castleford, WF10 3HN

For Sale Freehold £230,000

Situated in the sought after location of the Townville area of Castleford is this two bedroom detached bungalow in need of a degree of modernisation, however offering great potential and benefitting from ample off road parking and attractive front and rear gardens.

The property briefly comprises of entrance hall, lounge/dining room, kitchen and further hallway providing access to the utility, store cupboard, two bedrooms, conservatory and bathroom/w.c. Outside to the front of the property the garden is mainly laid to lawn with planted borders, enclosed by walls and timber fencing. An iron gate provides access onto a tarmac driveway down the side of the property providing off road parking for several vehicles leading to the single detached garage. To the rear, the garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.

Castleford makes an ideal location for a range of buyers as it is aptly placed for local amenities such as pubs, shops and schools. For those who wish to commute further afield for work, the M62 and A1 are only a short distance away, as well as bus routes running to and from Pontefract and Knottingley.

Only a full internal inspection will reveal the potential on offer and an early viewing comes highly advised.



ACCOMMODATION

ENTRANCE HALL

8'11" x 3'10" [2.73m x 1.19m]

UPVC double glazed frosted windows to the front, door leading to the lounge/dining room, coving to the ceiling and central heating radiator.

LOUNGE/DINING ROOM

19'10" x 22'11" [max] x 11'7" [min] [6.05m x 7.01m [max] x 3.55m [min]]

Two central heating radiators, UPC double glazed windows to the side and bay window to the front, coving to the ceiling and ceiling roses. Doors to further hallway and kitchen. Gas fireplace with marble hearth, surround and mantle.

KITCHEN

10'10" x 9'11" [3.30m x 3.02m]

Range of wall and base units with laminate work surface over, tiled splash back, stainless steel sink and drainer with mixer tap, space and plumbing for a fridge freezer and space and plumbing for a cooker. UPVC double glazed window to the side, door to the utility and central heating radiator.

UTILITY

4'9" x 10'10" [1.47m x 3.32m]

Coving to the ceiling, central heating radiator, composite door with frosted glass pane leading out to the side aspect and UPVC double glazed window to the side. Base units with laminate work surface over incorporating stainless steel sink and drainer with tiled splash back and space and plumbing for a washing machine. Frosted single pane window looking into the hallway.

HALLWAY

Access to two bedrooms, the house bathroom and cupboard housing the boiler. Coving to the ceiling and frosted single pane window looking into the utility room.

STORE

1'11" x 8'3" [0.6m x 2.53m]

Combi boiler is housed within here and loft access.

BATHROOM/W.C.

8'2" x 9'7" [2.5m x 2.94m]

Two frosted UPVC double glazed windows to

side, central heating radiator, partial LED ceiling spotlights, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap, corner bath with mixer tap, separate shower cubicle with showerhead attachment and glass shower screen.

BEDROOM ONE

10'11" x 12'2" [3.33m x 3.73m]

Coving to the ceiling, central heating radiator and set of fitted wardrobes. Timber framed double glazed window and door leading into the conservatory.

CONSERVATORY

10'10" x 7'10" [3.31m x 2.41m]

Surrounded by UPVC double glazed windows, central heating radiator and set of UPVC double glazed French doors leading to the side.

BEDROOM TWO

11'8" x 9'1" [3.56m x 2.78m]

Fitted wardrobes, central heating radiator, coving to the ceiling and UPVC double glazed window to the rear.

OUTSIDE

To the front the garden is mainly laid to lawn with planted borders and features, surrounded by timber fencing and walls. Iron gates opening onto a tarmac driveway providing off road parking for several vehicles leading to the single detached garage with electric up and over door and power and light. To the rear, the garden is laid to lawn incorporating planted borders and planted features with paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.

COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

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

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.