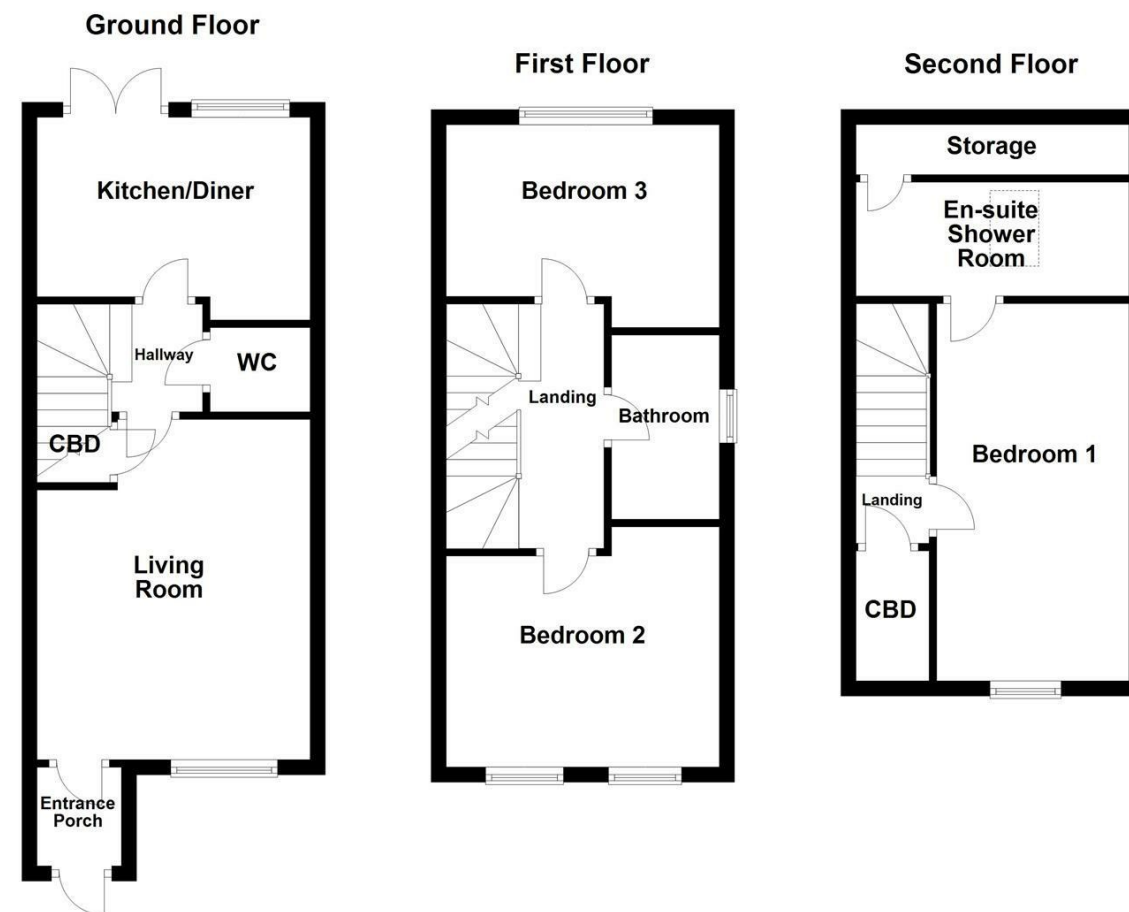




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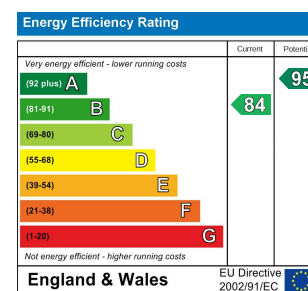
149 Sycamore Drive, Castleford, WF10 5XP
For Sale Freehold Offers Over £210,000

Situated on this sought after modern development in Castleford is this superbly presented three bedroom semi detached family home benefitting from well proportioned accommodation spread over three floors, off road parking with electric charging point and an attractive and enclosed rear garden.

The property briefly comprises of the entrance hall, living room and hallway leading to the downstairs w.c. and kitchen/diner. The first floor landing leads to the house bathroom/w.c. and two bedrooms. A further set of stairs leads to the second floor landing which in turn leads to a further bedroom with en suite shower room/w.c. Outside to the front is a block paved driveway providing off road parking for two vehicles with an electric charging point. To the rear there is a tiered garden with paved patio area, artificial lawn and a decked patio area, fully enclosed by timber fencing.

Castleford makes the ideal place to settle for a range of buyers as it is aptly placed for all local amenities such as shops and schools. Xscape entertainment centre and Junction 32 shopping outlet are only a short distance away. The M62 is located nearby, perfect for the commuter looking to travel further afield.

Ideal for the first time buyer, couple or family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly 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

Central heating radiator and door to the living room.

LIVING ROOM

14'9" x 11'10" [max] x 8'5" [min] [4.51m x 3.63m [max] x 2.58m [min]]

Door to a further hallway, UPVC double glazed window to the front and central heating radiator. Access to understairs storage cupboard.



HALLWAY

Doors to the downstairs w.c. and kitchen/diner. Stairs to the first floor landing.

W.C.

3'7" x 4'3" [1.11m x 1.32m]

Central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

KITCHEN/DINER

11'10" x 8'9" [max] x 7'10" [min] [3.61m x 2.69m [max] x 2.39m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven and space and plumbing for a washing machine and fridge/freezer. Plumbing for a dishwasher, column central heating radiator, UPVC double glazed window and a set of UPVC double glazed French doors to the rear.

FIRST FLOOR LANDING

Stairs to the second floor, central heating radiator and doors to two bedrooms and the house bathroom.

BEDROOM THREE

11'10" x 9'0" [max] x 7'9" [min] [3.61m x 2.75m [max] x 2.38m [min]]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'11" x 5'6" [2.42m x 1.7m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and partially tiled.



BEDROOM TWO

11'10" x 10'5" [max] x 8'11" [min] [3.61m x 3.19m [max] x 2.74m [min]]

UPVC double glazed windows to the front and central heating radiator.



SECOND FLOOR LANDING

Access to a storage cupboard and door to a further bedroom.

BEDROOM ONE

16'7" x 8'4" [max] x 3'8" [min] [5.06m x 2.56m [max] x 1.13m [min]]

Loft access, UPVC double glazed window to the front and central heating radiator. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

11'0" x 4'10" [3.36m x 1.48m]

Velux skylight, central heating radiator, access to the storage eaves, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with shower attachment and glass shower screen.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles and a paved pathway to the front door and an electric charging point. To the rear is a tiered garden, with the lower tier a paved patio area, perfect for outdoor dining and entertaining and the second tier being an artificial lawn and the third tier a raised decked patio area. The rear garden has an outside tap and power socket and is fully enclosed by timber fencing.



PLEASE NOTE

There is an annual service charge approximately £96.

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.

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.