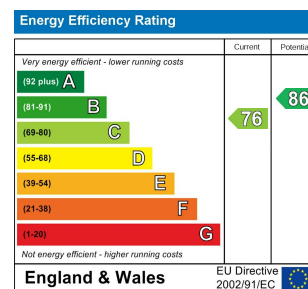
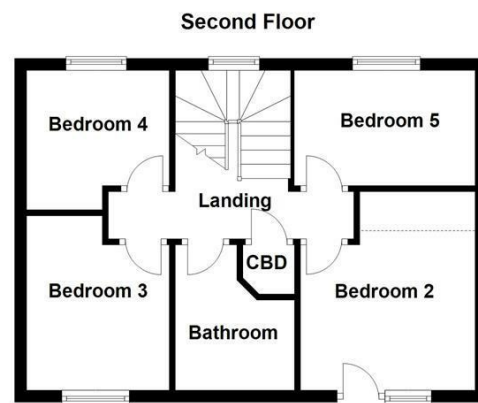
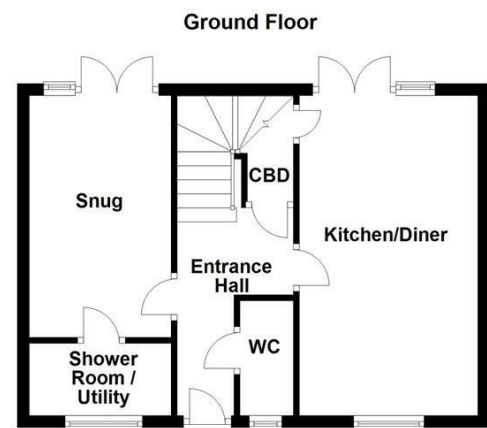
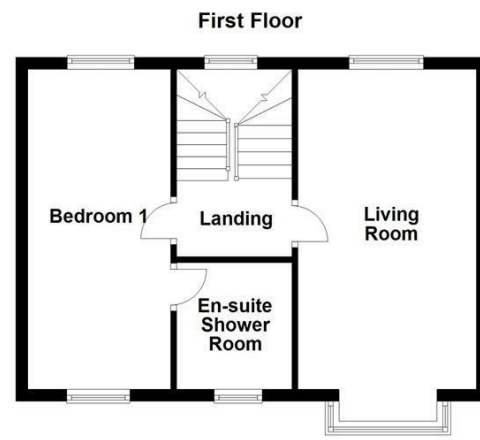




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



58 Warren House Road, Allerton Bywater, Castleford, WF10 2FB

For Sale Freehold Guide Price £290,000

Nestled in the sought after Millennium village is this generously proportioned five bedroom end town house with accommodation spanning over three levels benefiting from modern fitted kitchen and bathrooms, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., snug/study, kitchen/diner and shower/utility room. The first floor landing leads to the living room and bedroom one with en suite shower room/w.c. A further set of stairs lead to the second floor providing access four further bedrooms and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for one vehicle and a paved pathway to the front door. To the rear the garden is laid to lawn incorporating block paved and decked patio area, perfect for outdoor dining and entertaining, with a garden shed and a set of double gates leading to the block paved patio area, which has potential for an off road parking space. The property benefits from BT Fibre 900 Superfast Broadband.

Allerton Bywater makes an ideal home for a range of buyers including growing families with local amenities nearby such as good schools and shops including Junction 32, Xscape and Thorpe Park Retail park. St Aiden's nature reserve in Great Preston and Fairburn lngs are only a short distance away for those who enjoy idyllic walks. For commuters looking to travel further afield, the M1, M62 and A1 motorways are only a short drive away and main bus routes running to and from Leeds, Garforth and Castleford.

Only a full internal inspection will show everything this property has to offer and an early viewing is highly advised to avoid disappointment.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, central heating radiator, doors to the snug/study, kitchen/diner, downstairs w.c. and understairs storage cupboard.

W.C.

211" x 6'3" [0.9m x 1.93m]
Timber framed double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

SNUG/STUDY

7'10" x 13'3" [2.39m x 4.05m]
Underfloor heating, a set of UPVC double glazed French doors to the rear and door to the shower room.



SHOWER / UTILITY ROOM

3'11" x 7'9" [1.2m x 2.38m]
Timber framed double glazed frosted window to the front, underfloor heating, wall mounted wash basin with mixer tap and tiled splash back, shower cubicle with overhead shower and shower head attachment. Extractor fan, laminate work surface over with space for a washing machine and tumble dryer.

KITCHEN/DINER

9'10" x 17'6" [3.01m x 5.35m]
Range of modern grey gloss wall and base units with laminate work surface over, 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, four ring induction hob with partial pyrex splash back and stainless steel extractor fan above. Integrated double oven, large larder cupboard, two space saving cupboards with one being a pan cupboard, integrated dishwasher and space for an American style fridge/freezer. Access to the understairs storage, central heating radiator, a set of UPVC double glazed French doors to the rear garden, timber framed double glazed window to the front, spotlights to the ceiling.



FIRST FLOOR LANDING

Access to the second floor, wood framed double glazed window to the rear, central heating radiator and doors to the living room and bedroom one.

LIVING ROOM

177" x 9'10" [max] x 4'7" [min] [5.37m x 3.01m [max] x 1.4m [min]]
Central heating radiator, wood framed double glazed box window to the front and further timber framed double glazed window to the rear.



BEDROOM ONE

177" x 8'9" [5.37m x 2.68m]
Timber framed double glazed windows to the front and rear, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'4" x 6'11" [1.94m x 2.12m]
Timber framed double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., wash basin built into storage unit, matching built in tall storage unit, shower cubicle with overhead shower and shower head attachment. Partially tiled, extractor fan and LED mirror with wifi speakers.

SECOND FLOOR LANDING

Loft access to the partially boarded loft and doors to four bedrooms, the house bathroom and storage cupboard housing the water tank and shower pump.

BEDROOM TWO

10'9" x 9'10" [max] x 6'4" [min] [3.3m x 3.0m [max] x 1.95m [min]]
UPVC double glazed door and Juliet style balcony to the front, central heating radiator and set of fitted wardrobes with sliding mirror doors.



BEDROOM THREE

8'10" x 9'3" [max] x 7'6" [min] [2.7m x 2.82m [max] x 2.31m [min]]
Timber framed double glazed window to the front and central heating radiator.

BEDROOM FOUR

8'9" x 7'11" [max] x 6'3" [min] [2.68m x 2.43m [max] x 1.93m [min]]
Timber framed double glazed window to the rear and central heating radiator.

BEDROOM FIVE

6'5" x 9'10" [1.96m x 3.02m]
Timber framed double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'6" x 6'5" [max] x 3'2" [min] [2.31m x 1.96m [max] x 0.97m [min]]
Timber framed double glazed frosted window to the front, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower attachment.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for one vehicle with a block paved pathway to the front door. To the rear the garden is fully enclosed by walls and timber fencing featuring a decked patio area, perfect for outdoor dining and entertaining, lawned area with planted beds, space for a garden shed and a set of double gates to the side providing access to the rear garden which has potential for a further off road parking space.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We have lived here since the house was new in 2006 and it is a lovely community, it is a spacious, extended home with loads to do nearby."

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.