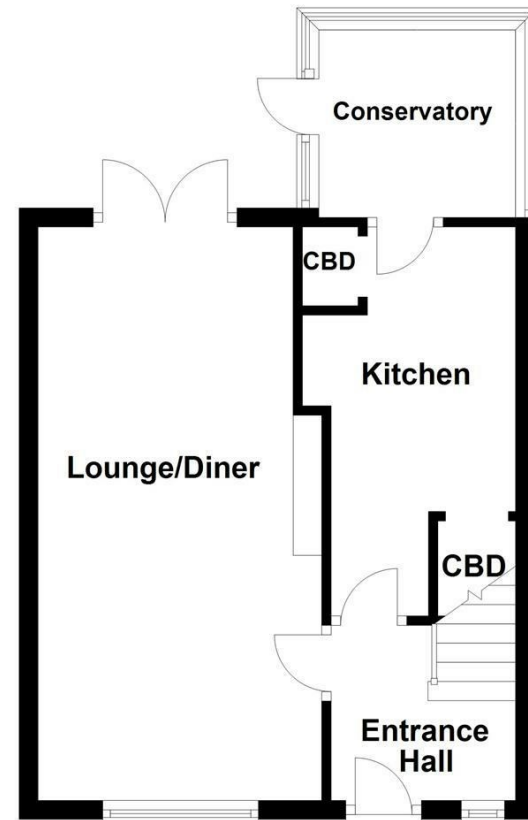


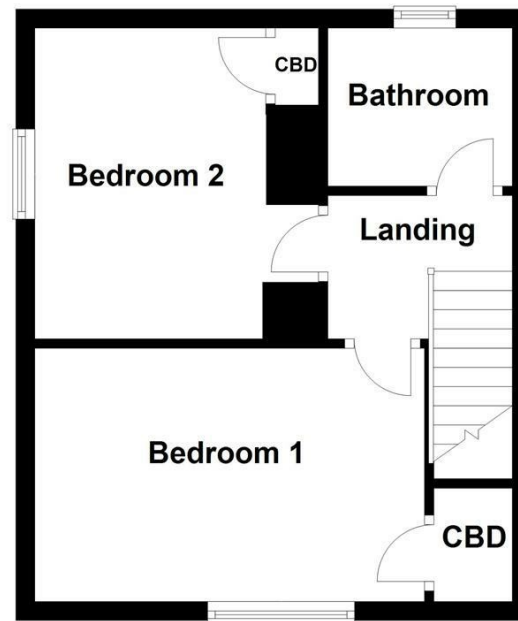


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



168 Falcon Drive, Castleford, WF10 5SQ

For Sale Freehold Guide Price £130,000 - £135,000

Situated in Castleford is this two bedroom semi detached property benefitting from well proportioned accommodation, off road parking and gardens to the front, side and rear.

The property briefly comprises of the entrance hall, lounge/diner, kitchen and conservatory. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front there is a lawned garden with a set of double iron gates providing access to the paved and concrete driveway providing off road parking. To the side of the property are some brick built outbuildings with power and light. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property is ideally located for local amenities in Castleford and Glasshoughton. It is perfectly located to take advantage of local transport routes as well as the M62 and AIM motorway. Shopping facilities can be found in Glasshoughton, Castleford, Pontefract and Junction 32/Xscape. The property is also well served by a number of well regarded local schools.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted window to the front, electric storage heater, stairs to the first floor landing and doors to the lounge/diner and kitchen.

LIVING ROOM

9'10" x 19'10" [max] x 8'11" [min] [3.02m x 6.06m [max] x 2.72m [min]]

Two electric storage heaters, set of UPVC double glazed French doors to the rear garden and UPVC double glazed window to the front.



KITCHEN

7'6" x 13'3" [max] x 3'7" [min] [2.3m x 4.06m [max] x 1.1m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring induction hob, integrated oven with stainless steel extractor hood over, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window and door leading into the conservatory. Access to understairs storage cupboard and further storage cupboard.

CONSERVATORY

6'5" x 6'9" [1.98m x 2.08m]

Surrounded by UPVC double glazed windows with UPVC double glazed door to the garden.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'6" x 8'10" [4.14m x 2.71m]

Electric storage heater, UPVC double glazed window to the front and access to an upstairs storage cupboard.



BEDROOM TWO

10'9" x 10'3" [max] x 8'0" [min] [3.3m x 3.14m [max] x 2.45m [min]]

Electric storage heater, UPVC double glazed window to the side and access to a storage cupboard.



BATHROOM/W.C.

6'5" x 5'5" [1.96m x 1.67m]

UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with mixer tap and panelled bath with electric shower head attachment. Partially tiled and extractor fan.



OUTSIDE

To the front of the property the garden is laid to lawn with planted features fully enclosed by walls with a set of double iron gates to the front providing access onto the paved and concrete driveway providing off road parking down the side of the property with several outbuildings with power and light. To the rear the garden is laid to lawn with planted bed border and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



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.

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.