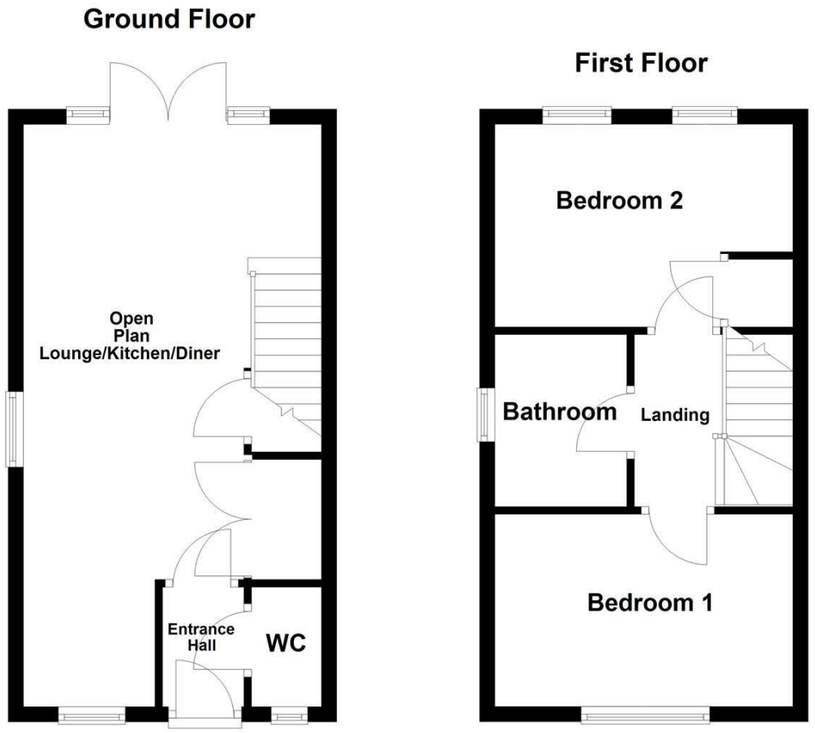
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





11 Beecham Square, Castleford, WF10 1FJ

For Sale Freehold Starting Bid £155,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

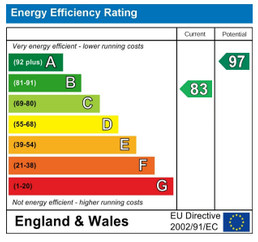
Nestled within a sought after modern development, this property presents a unique opportunity to acquire a well appointed semi detached home. Boasting two generously sized double bedrooms, a contemporary open plan lounge, kitchen and dining area, off road parking for two vehicles, and an enclosed rear garden, this home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall providing access to a convenient downstairs WC, leading through to a modern open-plan lounge, kitchen and dining space. This versatile living area benefits from useful under stairs storage, an additional utility/storage cupboard, and double doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, the landing provides access to the loft, two well proportioned double bedrooms, and the house bathroom. Externally, the property enjoys an attractive frontage with a planted bed of mature shrubs and a tarmac pathway leading to the entrance door. To the side, there is a tarmac driveway providing off road parking for two vehicles and gated access to the rear garden. The rear garden is predominantly laid to lawn and incorporates a paved and raised patio area, perfectly suited for outdoor dining and relaxation. The garden is fully enclosed by fencing, making it ideal for pets and children, and also offers space for a garden shed.

Castleford is a highly convenient and desirable location, particularly appealing to first-time buyers, small families, or professional couples. The property is well positioned for a range of local amenities, shops, and schools, many of which are within walking distance. Castleford town centre provides excellent transport links, including a bus station and railway station offering connections to Leeds, Sheffield, and York. For commuters, the M62 motorway network is easily accessible. The area also benefits from popular leisure attractions such as Xscape Yorkshire, Junction 32 retail outlet, and Pontefract Racecourse.

An early internal inspection is highly recommended to fully appreciate the quality and opportunity this property offers.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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
A composite front door leads into the entrance hall, with doors providing access to the downstairs WC and the open plan lounge kitchen diner.

DOWNSTAIRS W.C.
3'0" x 5'9" (0.92m x 1.76m)
Frosted UPVC double glazed window to the front, central heating radiator, low flush WC, and a pedestal wash basin with mixer tap and tiled splashback.

OPEN PLAN LOUNGE KITCHEN DINER
25'0" x 12'11" (max) x 5'10" (min) (7.63m x 3.95m (max) x 1.78m (min))
Two UPVC double glazed windows to the front and side, and UPVC double glazed French doors opening to the rear garden, central heating radiator and partial spotlighting to the ceiling. Stairs rise to the first floor with access to an understairs storage cupboard. There is also a double door storage cupboard providing space and plumbing for a washing machine and tumble dryer. The kitchen area comprises a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, Zanussi four ring gas hob with stainless steel extractor hood above and stainless steel splashback, integrated Zanussi oven, integrated dishwasher, and integrated fridge freezer. The Potterton boiler housed within the kitchen area.



FIRST FLOOR LANDING
Loft access which is a generous size, central heating radiator, and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 8'3" (3.95m x 2.53m)
UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO
12'11" x 8'11" (max) x 5'5" (min) (3.95m x 2.72m (max) x 1.67m (min))
UPVC double glazed windows to the rear and central heating radiator.



BATHROOM
5'7" x 7'4" (1.72m x 2.25m)
Frosted UPVC double glazed window to the side, chrome heated towel radiator, spotlighting, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mixer tap and shower attachment, glass shower screen, and tiled surround.



OUTSIDE
To the front of the property is a planted bed with mature shrubs, a tarmac pathway leading to the front door, and a tarmac driveway providing off street parking for two vehicles. A timber gate to the side provides access to the rear garden. The rear garden is predominantly laid to lawn and incorporates paved and raised patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing and includes a timber shed.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is located close to the River Aire which is good for walking. "

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.

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.