



**Kendal Gardens  
Castleford  
West Yorkshire  
WF10 3NY**

**£237,500**

**bettermove**

# Kendal Gardens Castleford

Bettermove are proud to welcome to the market this charming 4 bedroom detached house in Airedale, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has an integral garage and driveway providing off road parking. The council tax band is D.

The property is currently tenanted but will be sold with vacant possession - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room and open plan kitchen/diner on the ground floor. The first floor consists of four bedrooms with an en suite shower room to the master, and the family bathroom. The exterior boasts enclosed gardens to the rear with lawn, patio and decking areas, perfect for enjoying the summer months.

Situated in the popular area of Airedale, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the M62, A1(M), Glasshoughton and Castleford rail stations.

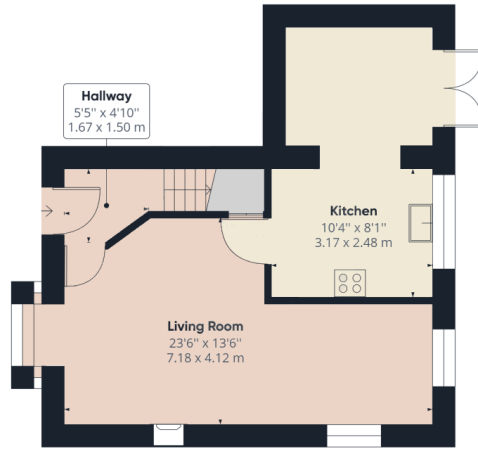
This exciting opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

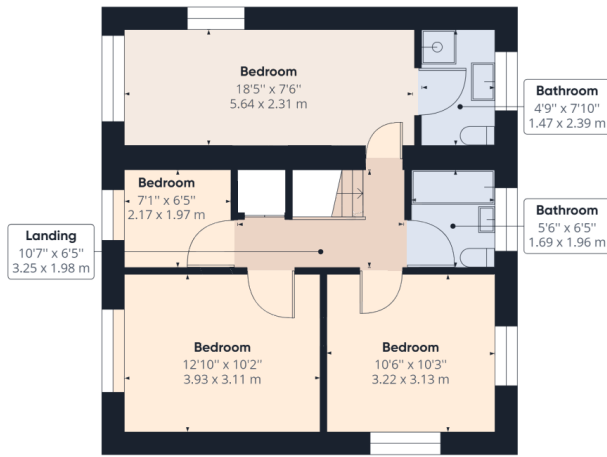
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1040.36 ft<sup>2</sup>  
96.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)