

...Your proactive estate agent



**Smawthorne Avenue, Castleford, WF10 5BG**  
**Offers Over £130,000**



**\*\*MODERN BREAKFAST KITCHEN \*\* CLOSE TO LOCAL AMENITIES\*\*** Situated in Castleford this property briefly comprises: living room and breakfast kitchen. To the first floor are two bedrooms and bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



## GROUND FLOOR ACCOMMODATION

### Entrance

Composite entrance door with double glazed skylight above leading into:

### Lounge

**3.98m x 3.38m (13'0" x 11'1" )**

Having television point, uPVC double glazed diamond leaded window to the front elevation, central heating radiator and door leading off:



### Inner Hallway

Stairs giving access to the First Floor Accommodation, smoke alarm and further doorway gives access to:

### Breakfast Kitchen

**3.98m x 3.87m (13'0" x 12'8" )**

Having base and wall units in a wood grain effect finish with decorative brushed steel handles. Marble effect roll top laminated work tops, tiling between units and plumbing for automatic washing machine. Single drainer sink with chrome mixer tap over. Four ring brushed steel gas hob

with electric extractor over with built-in downlighters and fan assisted electric oven. Ceramic floor tiling, uPVC double glazed stable door gives access to the rear with double glazed frosted skylight above. UPVC double glazed window to the rear elevation and handy understairs storage cupboard.



## FIRST FLOOR ACCOMMODATION

### Landing

Access to the loft and doors leading off.

### Bedroom One

**3.98m x 3.38m (13'0" x 11'1" )**

UPVC double glazed window to the front elevation, built-in storage cupboard and double central heating radiator.



### Bedroom Two

**3.83m x 2.03m (12'6" x 6'7" )**

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



### Family Bathroom

**2.90m x 1.79m (9'6" x 5'10" )**

Having a modern white suite comprising: panel bath with

chrome taps over, close coupled w.c and quadrant shower cubicle with floating shower head with wall fittings in chrome. Tiled to three quarter height. Pedestal wash hand basin with chrome taps and tiled splashback. UPVC double glazed window to rear elevation.



## EXTERIOR

### Front



## Rear

Enclosed with combination of perimeter wall with fence above, laid to flags with timber pedestrian access gate giving access to the rear and outside tap. PIR operated outside floodlight.



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to

'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

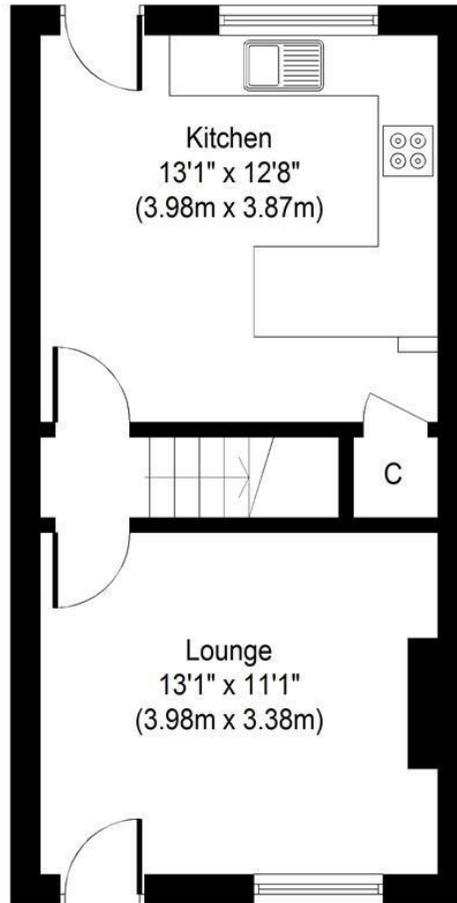
Mobile: 5G

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### **VIEWINGS**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**360 Sq. ft.**  
**(33.4 Sq. m.)**

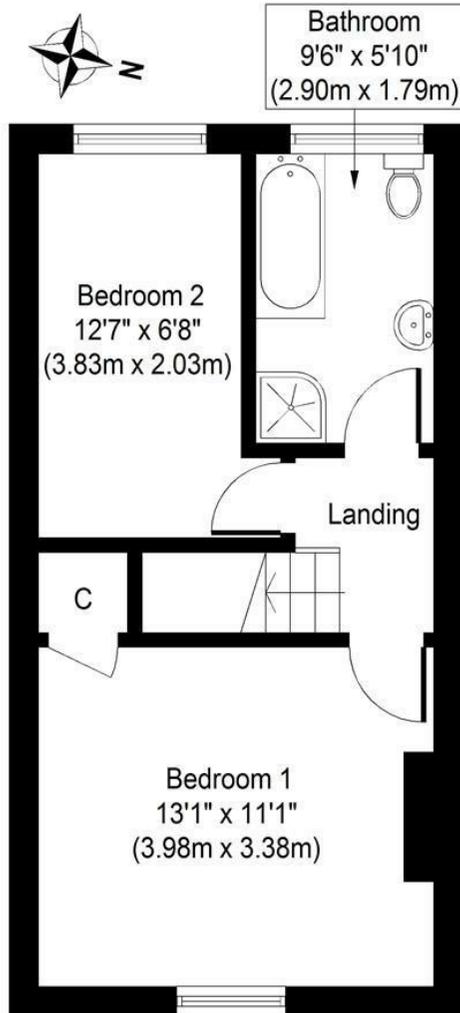
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**First Floor**  
**Approximate Floor Area**  
**360 Sq. ft.**  
**(33.4 Sq. m.)**

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