

...Your proactive estate agent



Lancaster Street, Castleford, WF10 2NP
Offers Over £170,000





Lead In

Situated in a sought-after area on a generous corner plot, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, well-maintained gardens to the front, side and rear, and is ideal for a range of buyers.

Well presented throughout, the property features a separate modern kitchen and a spacious lounge complete with a charming log burner, creating a warm and inviting living space. To the first floor are three generously sized bedrooms, all complemented by a contemporary family bathroom.

Externally, the home enjoys excellent outdoor space with enclosed gardens wrapping around the property, along with on-street parking.

Conveniently located close to local shops, well-regarded schools and Castleford town centre, the property also benefits from excellent transport links via both rail and bus, providing easy access to neighbouring towns and cities.

Homes in this area are always in high demand, particularly those offering such generous gardens and excellent presentation. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall

1.90 x 3.78 (6'3" x 12'5")

Access to the living room diner and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room Diner

2.77 x 7.25 (9'1" x 23'9")

Log Burner. Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed French doors

leading to the rear garden. UPVC double glazed window to the rear elevation.

Kitchen

2.51 x 3.36 (8'3" x 11')

A range of low level kitchen units. Integrated oven and hob. Option to reconnect plumbing for washing machine. One and half bowl sink with chrome tap. Access door leading to the side of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Landing

2.02 x 2.36 (6'8" x 7'9")

Access to all three bedrooms and the house bathroom. Carpeted throughout. central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One

3.18 x 3.37 (10'5" x 11'1")

Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two

3.05 x 3.24 (10' x 10'8")

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three

2.18 x 2.98 (7'2" x 9'9")

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom

2.33 x 1.73 (7'8" x 5'8")

White suite comprising of WC with low level flush. Wash

hand basin with chrome mixer tap. Panel bath with chrome taps, mains feed shower and shower screen. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External

Set back from the road behind a generous lawned front garden, this attractive semi detached home enjoys an excellent corner position with established hedging providing a good degree of privacy. A paved pathway leads to the front entrance, while gated side access offers convenient entry to the rear garden.

The enclosed rear garden has been designed for low-maintenance outdoor living and features a spacious timber decked seating area, ideal for entertaining. Beyond, a level lawn provides space for children to play or keen gardeners to personalise, with mature fencing enclosing the boundaries for privacy. A side pathway and gated access adds practicality, making the garden both functional and family-friendly.



Floor 0



Floor 1



Approximate total area^m

784 ft²

72.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

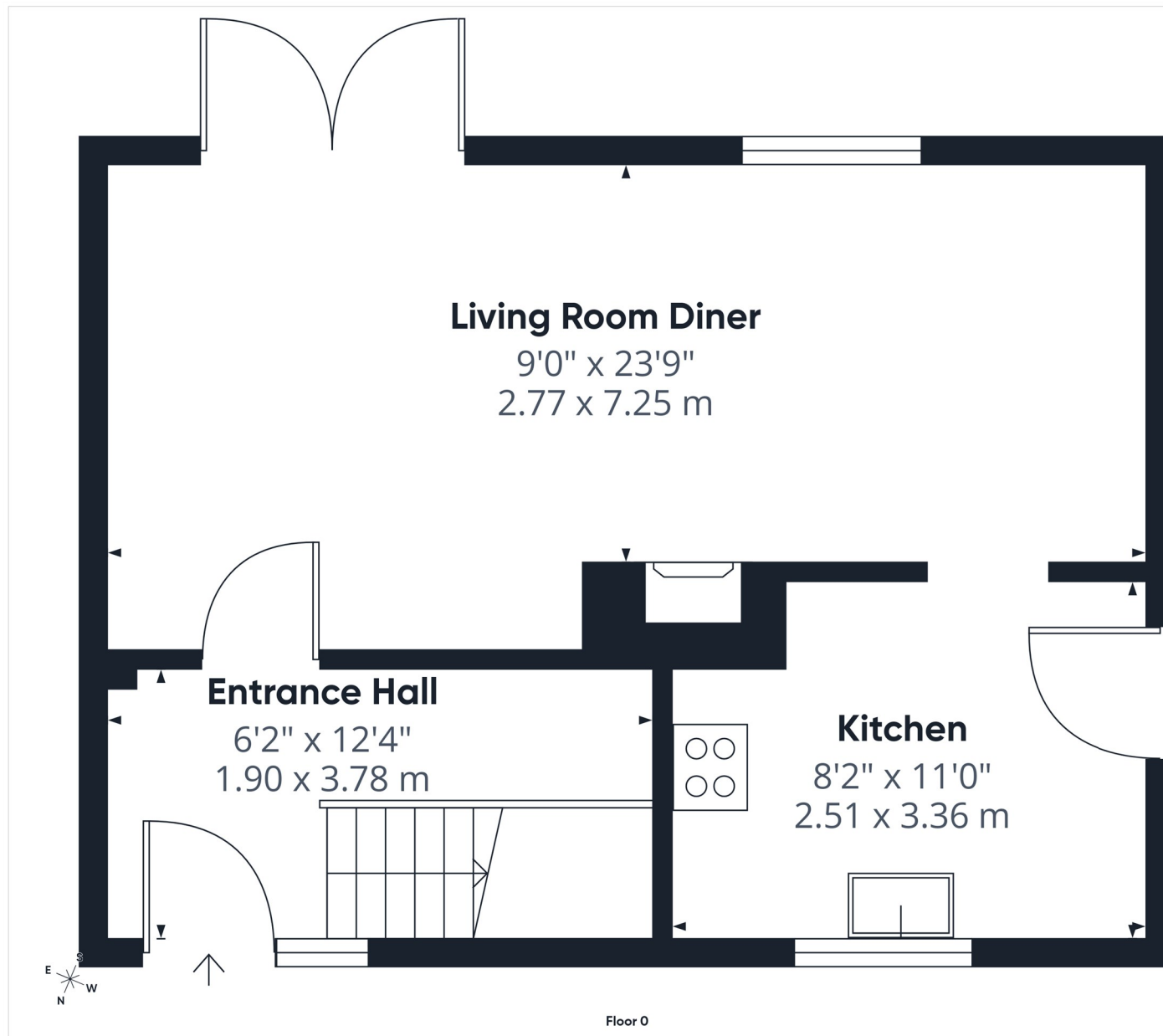
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Approximate total area^m
409 ft²
38 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

