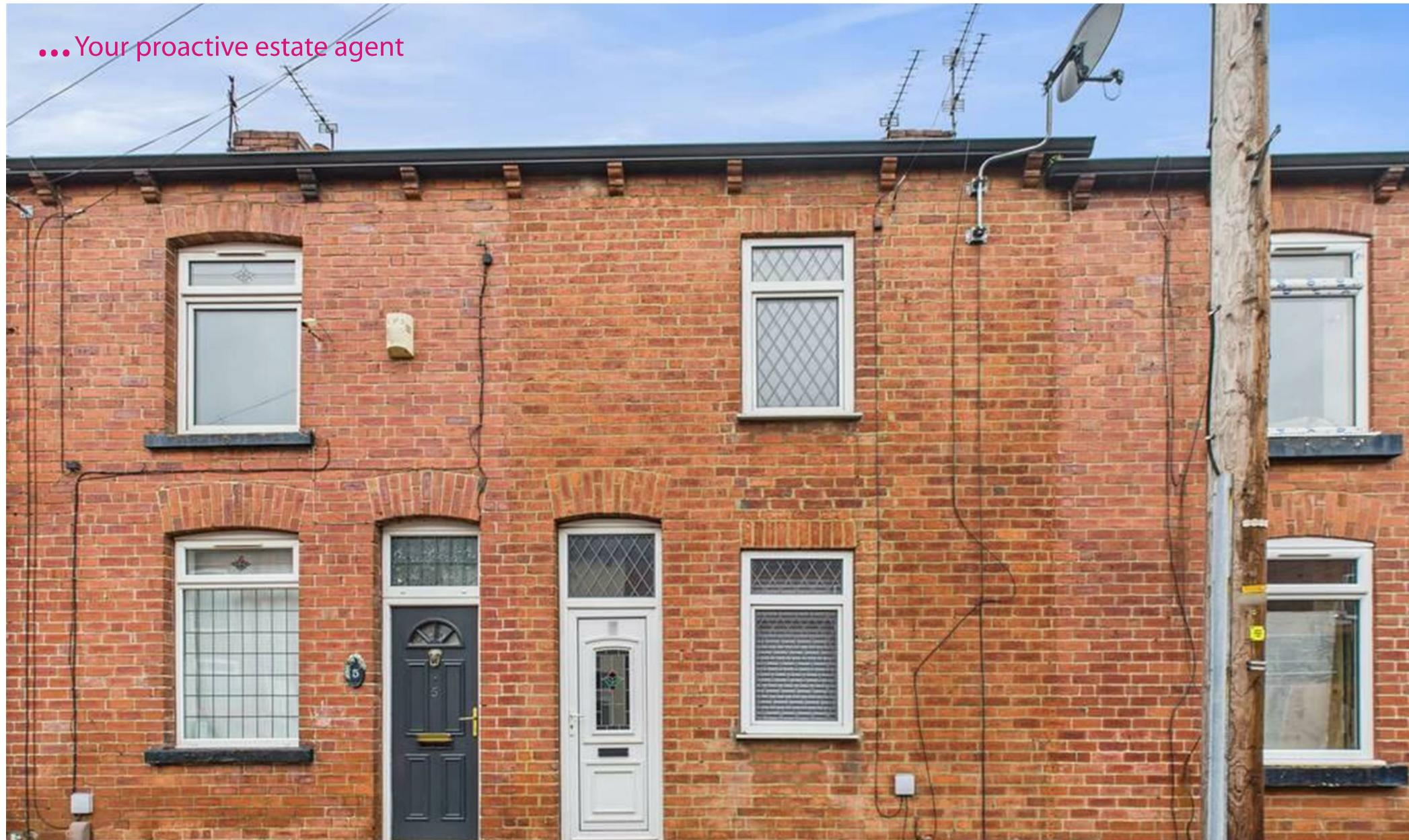


...Your proactive estate agent



**Cannon Street, Castleford, WF10 4LZ**  
**£95,000**

**Park Row**

# Park Row



## Living Room

**3.51 x 4.02 (11'6" x 13'2")**

Electric fire with marble effect inset and hearth and feature surround. Built in storage cupboard. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property. Access to the kitchen.



## Kitchen

**2.98 x 3.02 (9'9" x 9'11")**

Range of high and low level kitchen units with laminate worktops. Integrated cooker with four ring hob and extractor hood over. Chrome mixer tap over stainless steel sink and drainer. Option to reconnect plumbing for washing machine. Space for a fridge. Tiled effect flooring. Pantry cupboard. Door access to the rear yard. Central heated radiator. Double glazed UPVC window looking to the rear.



## Landing

**0.80 x 0.91 (2'7" x 2'12")**

Access to both bedrooms and the main bathroom. Carpeted throughout.

## Main Bedroom

**3.53 x 3.44 (11'7" x 11'3")**

Built in wardrobes. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.



## Bedroom Two

**3.04 x 1.75 (9'12" x 5'9")**

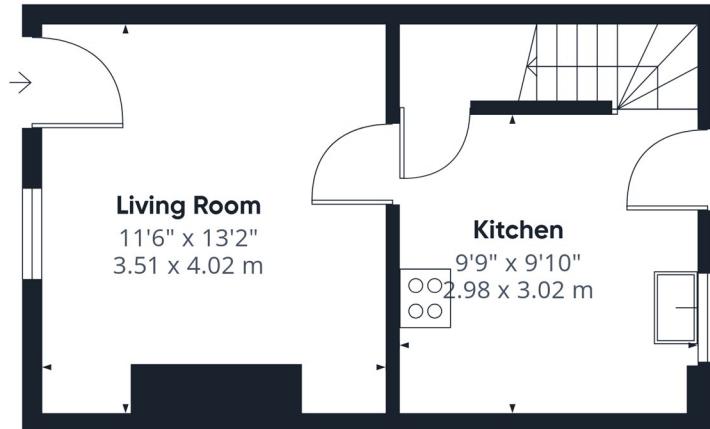
Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.



## Bathroom

**2.14 x 0.91 (7' x 2'12")**

Panel Bath with chrome taps. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the rear of the property.



Approximate total area<sup>(1)</sup>

515 ft<sup>2</sup>

47.9 m<sup>2</sup>

Floor 0

Landing  
2'7" x 3'0"  
0.80 x 0.91 m

Main Bedroom  
11'6" x 11'3"  
3.53 x 3.44 m

Bathroom  
7'0" x 3'11"  
2.14 x 1.21 m

Bedroom Two  
9'11" x 5'8"  
3.04 x 1.75 m



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

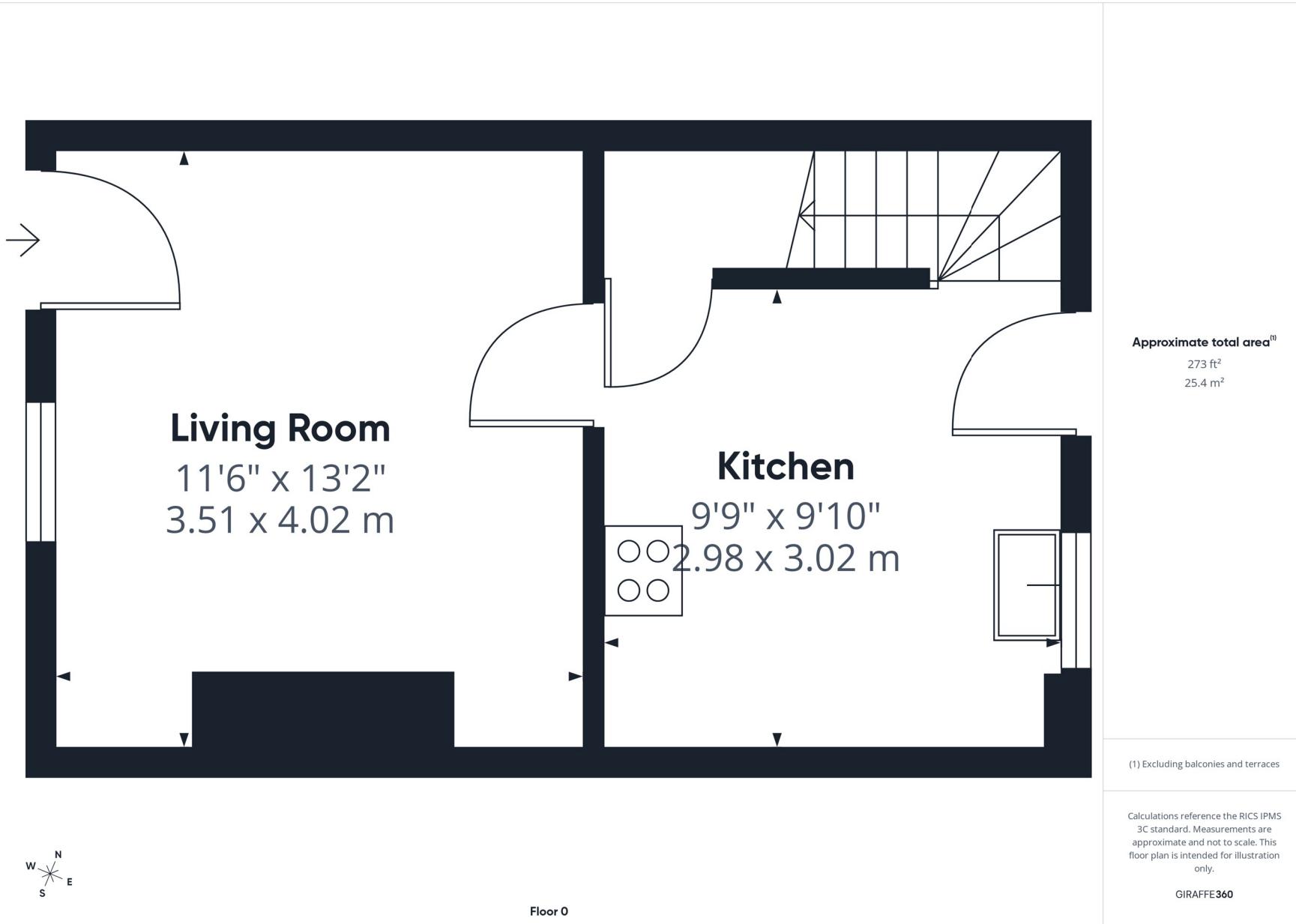
..... Below 5 ft/1.5 m

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

GIRAFFE360

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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	Band A		
Energy efficient	B		
Good	C		
OK	D		
Unacceptable	E		
Poor	F		
Very poor	G		

EU Directive 2009/125/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Excellent	B		
Very good	C		
Good	D		
OK	E		
Unacceptable	F		
Poor	G		

EU Directive 2009/125/EC

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