

...Your proactive estate agent



Robinson Street, Allerton Bywater, Castleford, WF10 2BT
Offers In Excess Of £140,000

Park Row



Lead In

This two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers and investors alike, situated on a highly sought-after street in the popular village of Allerton Bywater.

The area is renowned for its strong local amenities, including well-regarded schools, shops, and pubs, while also offering excellent commuter links to Leeds, Castleford, and surrounding areas.

The property offers well-proportioned accommodation throughout and provides fantastic potential for its next owner. Externally, there is a rear garden and on-street parking available.

Currently tenanted, the property can be sold with a tenant in situ, making it an attractive investment opportunity, or with vacant possession if preferred.

Properties in this area are in high demand, and we expect strong interest—early viewing is highly recommended. Please contact Park Row to arrange your appointment.

Living Room

3.36 x 4.14 (11' x 13'7")

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen

3.76 x 4.10 (12'4" x 13'5")

Range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood over. Option to reconnect plumbing for washing machine. Sink with drainer and chrome tap over. Stairs leading to the first floor. UPVC door giving access to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Landing

1.61 x 1.19 (5'3" x 3'11")

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

Bedroom One

3.38 x 4.21 (11'1" x 13'10")

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



Bedroom Two

3.75 x 1.89 (12'4" x 6'2")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



both relaxation and practicality. A paved patio area immediately outside the house provides the perfect space for outdoor dining and entertaining, with room for a table and chairs. Beyond, a combination of planted borders and a lawned section offers a touch of greenery, while fencing to both sides ensures privacy. The garden is of a manageable size and benefits from a pleasant, open outlook at the rear.



Bathroom

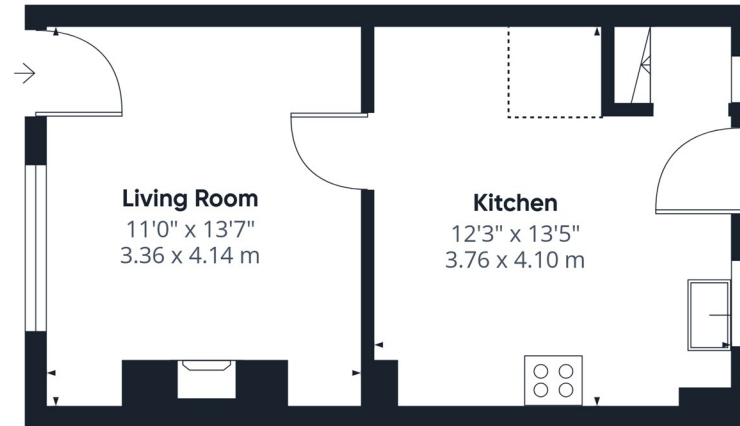
2.01 x 1.20 (6'7" x 3'11")

White suite comprising of panel bath with chrome mixer tap. WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

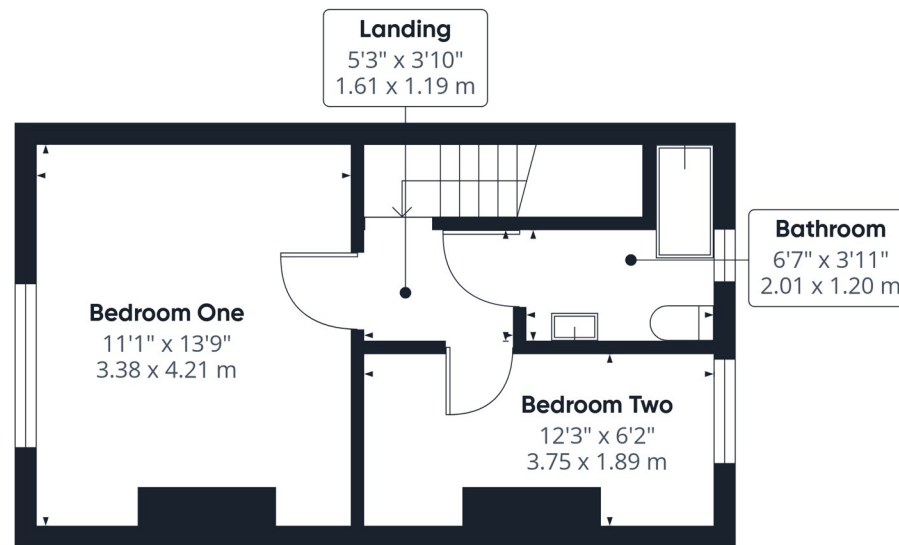


External

The property enjoys an rear enclosed garden designed for



Floor 0



Floor 1

Approximate total area⁽¹⁾

578 ft²
53.8 m²

Reduced headroom

9 ft²
0.9 m²

(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

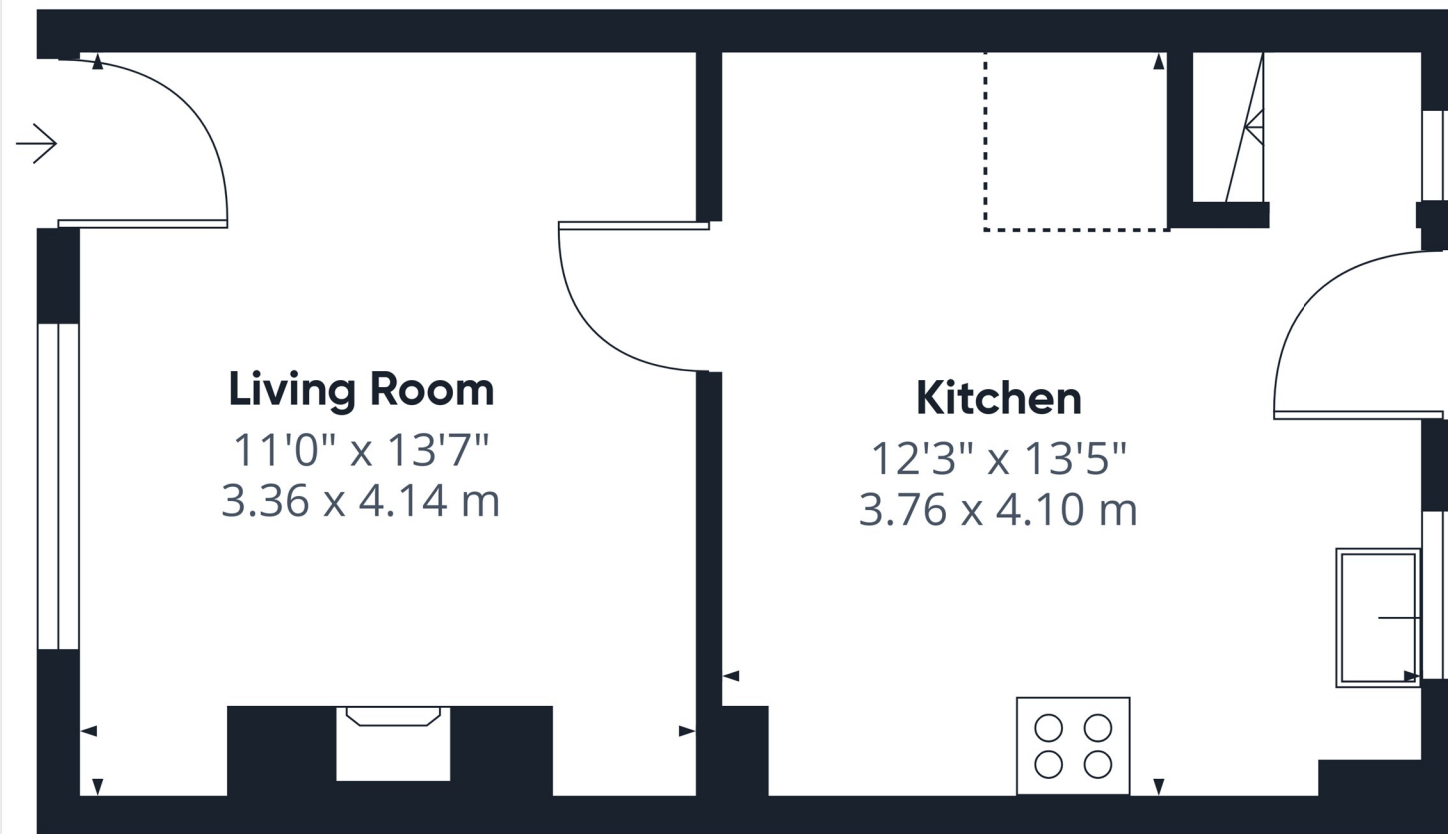
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Approximate total area⁽¹⁾

308 ft²
28.6 m²

Reduced headroom

9 ft²
0.9 m²

(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.

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Floor 0



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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
95-100%	A		
81-94%	B		
69-80%	C		
55-68%	D		
44-54%	E		
35-43%	F		
2-34%	G		
Not energy efficient - higher running costs			
England & Wales		EU Standard 2002/91/EC	EU Standard 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very low environmental impact - lower CO ₂ emissions			
100-120%	A		
75-99%	B		
50-74%	C		
25-49%	D		
10-24%	E		
5-9%	F		
1-4%	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Standard 2002/91/EC	EU Standard 2002/91/EC

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