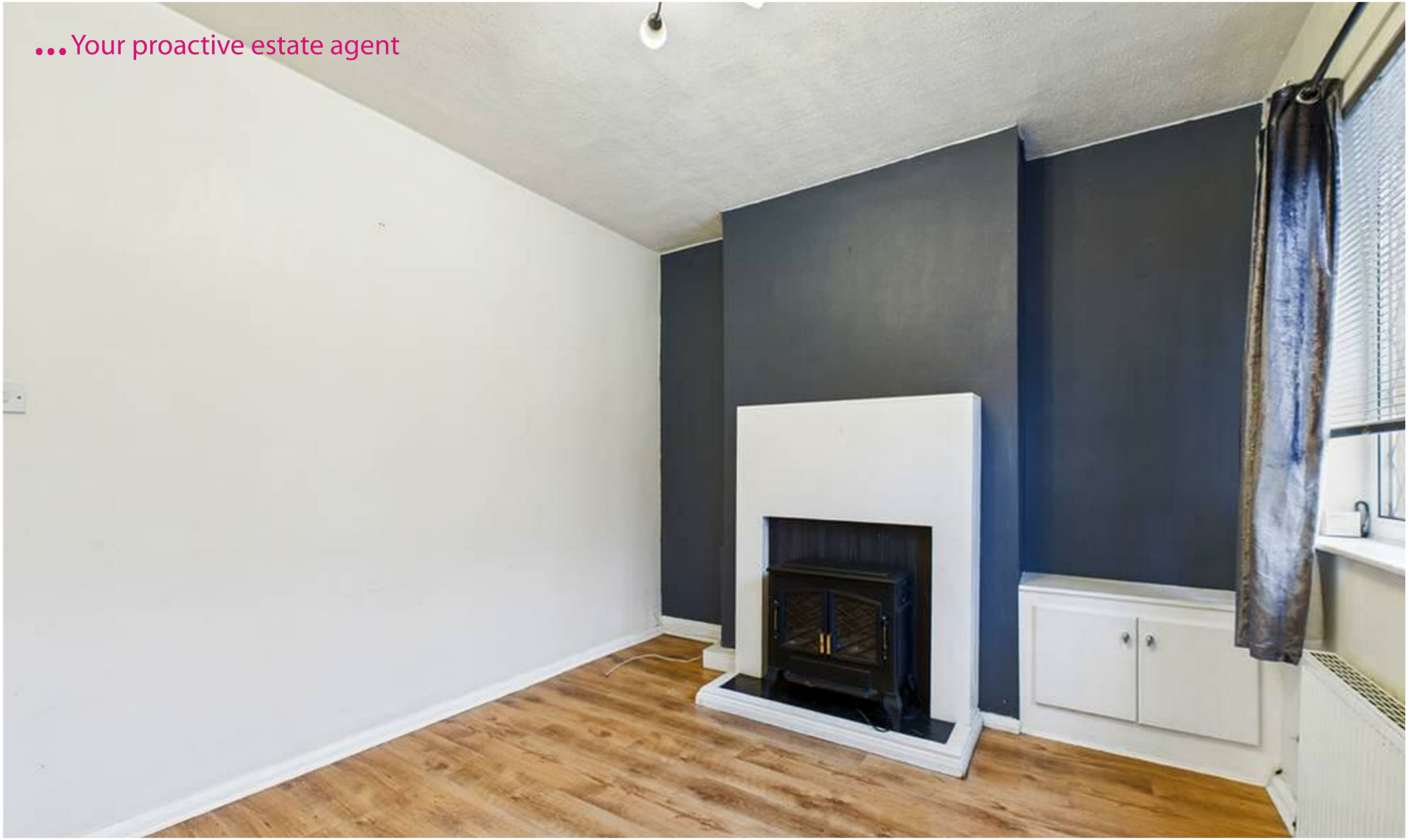
...Your proactive estate agent



Smawthorne Avenue, Castleford, WF10 5BG

Offers Over £110,000

Park Row

A fantastic opportunity to purchase this two bedroom mid-terrace home, perfectly positioned in a prime Castleford location. Situated within easy walking distance of Castleford town centre, excellent schools, local shops, Xscape Yorkshire and Junction 32 Outlet, this property offers convenience and great amenities right on your doorstep.

Inside, the home is neutrally decorated throughout, making it an ideal blank canvas for any buyer. The accommodation includes a lounge, dining room, kitchen, two good size bedrooms and a shower room. To the rear, there is a low-maintenance yard, perfect for outdoor seating or storage.

This property would suit a range of buyers, including first-time purchasers, downsizers and investors looking for a solid rental opportunity. With on-street parking available and offered to the market with no onward chain, the home is priced to sell and ready for its next owner.

Living Room
3.26 x 4.03 (10'8" x 13'3")

Free standing electric fireplace with hearth and built in surround. Access to the dining room. Laminate flooring. Central heated radiator. UPVC window looking to the front of the property.

Dining Room
4.03 x 4.02 (13'3" x 13'2")

Gas fire with hearth and surround (condition unknown). Access to the kitchen. Laminate flooring. Central heated radiator. UPVC window looking to the rear of the property.

Kitchen
3.64 x 2.15 (11'11" x 7'1")

Range of high and low level units with granite effect worktops. Freestanding cooker with hob. Sink with drainer and chrome mixer tap. Access to the rear yard. Tiled effect flooring. UPVC window looking to the rear.

Landing
1.38 x 1.15 (4'6" x 3'9")

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

Main Bedroom
3.28 x 3.50 (10'9" x 11'6")

Built in wardrobe and built in storage shelves. Carpeted throughout. Central heated radiator. UPVC window looking to the front.

Bedroom Two
3.46 x 2.07 (11'4" x 6'9")

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC window looking to the rear.

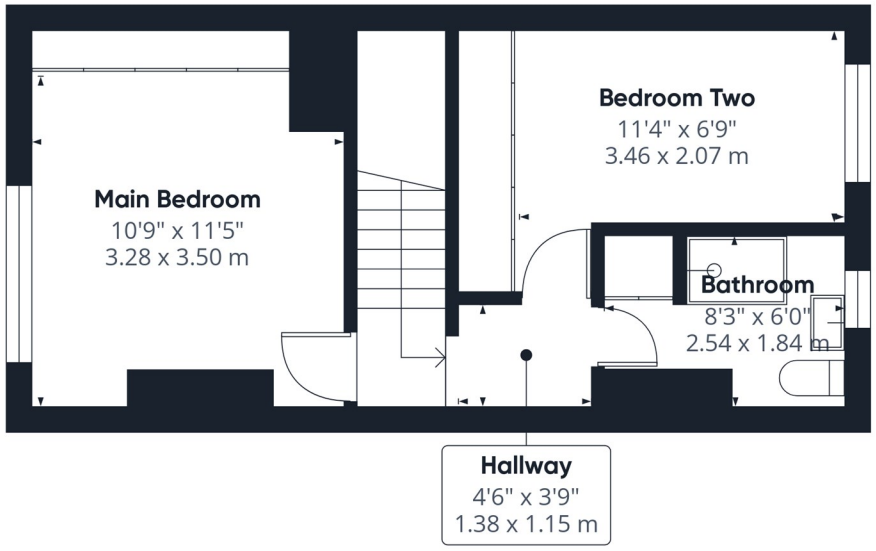
Shower Room
2.54 x 1.84 (8'4" x 6')

Suite comprising of an electric shower in a corner cubicle. Wash hand basin with chrome taps set in vanity. WC with low level flush. Central heated chrome towel rail. Tiled flooring. Frosted UPVC window looking to the rear.

The Property Ombudsman

Park Row

Floor 0



Floor 1

Approximate total area(1)

711 ft²

66 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.

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Floor 0

Approximate total area(1)

424 ft²

39.3 m²

(1) Excluding balconies and terraces

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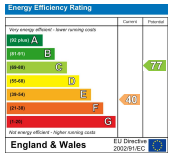

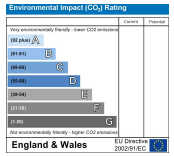

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