

...Your proactive estate agent



**Lower Oxford Street, Castleford, WF10 4AF**  
**Offers In Excess Of £130,000**

**Park Row**

# Park Row



## Living Room

### **3.49 x 3.86 (11'5" x 12'8")**

Feature Fireplace with hearth, surround and living flame effect fire. Access to WC. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

## WC

### **1.14 x 1.00 (3'9" x 3'3")**

Wash hand basin with chrome mixer tap. WC with low level flush. Electric shower.

## Hallway

### **0.86 x 0.80 (2'10" x 2'7")**

Access to living room and dining room. Carpeted throughout.

## Dining Room

### **3.88 x 4.11 (12'9" x 13'6")**

Feature fireplace with hearth, surround and living flame effect fire. Access to cellar and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

## Kitchen

### **1.81 x 2.53 (5'11" x 8'4")**

Range of high and low level kitchen units with integrated appliances including four ring hob and oven. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Side door access to the rear. Tiled effect flooring. UPVC double glazed window to the side elevation.

## Hallway

### **0.95 x 4.13 (3'1" x 13'7")**

Carpeted throughout. Central heated radiator. Access to both bedrooms and the main bathroom.

## Main Bedroom

### **3.50 x 3.89 (11'6" x 12'9")**

Access to built in storage cupboard/wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

## Bedroom Two

### **2.86 x 3.10 (9'5" x 10'2")**

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property.

## Bathroom

### **1.79 x 2.48 (5'10" x 8'2")**

White suite comprising of panel bath with chrome mixer tap. WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

## Loft Space

### **3.91 x 5.54 (12'10" x 18'2")**

Carpeted throughout. Central heated radiator.

## Cellar

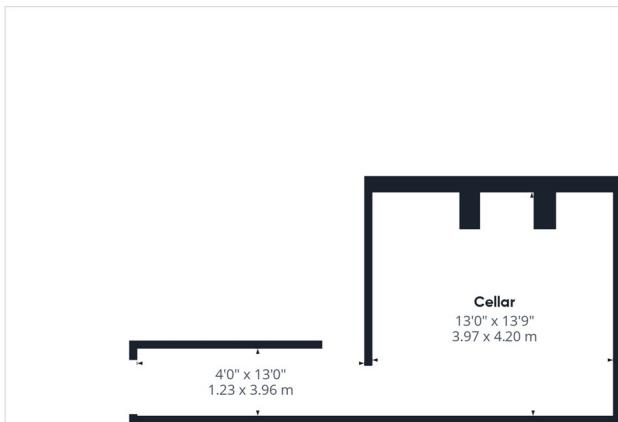
### **3.97 x 4.20 (13' x 13'9")**

Large storage space.

## Outside

To the front of the property is a small enclosed buffer garden. To the rear is a low-maintenance, enclosed yard offering a practical and versatile outdoor space. The yard is predominantly paved, providing an ideal area for outdoor seating, container gardening, or everyday use without the upkeep of a lawn. Secure boundary fencing offers privacy, while gated rear access leads to the service lane, adding convenience for refuse removal and general

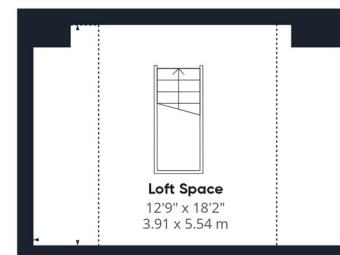
access. With space for planters, storage, or further personalisation, this rear yard is well suited to buyers seeking a functional and manageable outdoor area.



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

1213 ft<sup>2</sup>  
112.8 m<sup>2</sup>

Reduced headroom  
89 ft<sup>2</sup>  
8.3 m<sup>2</sup>



(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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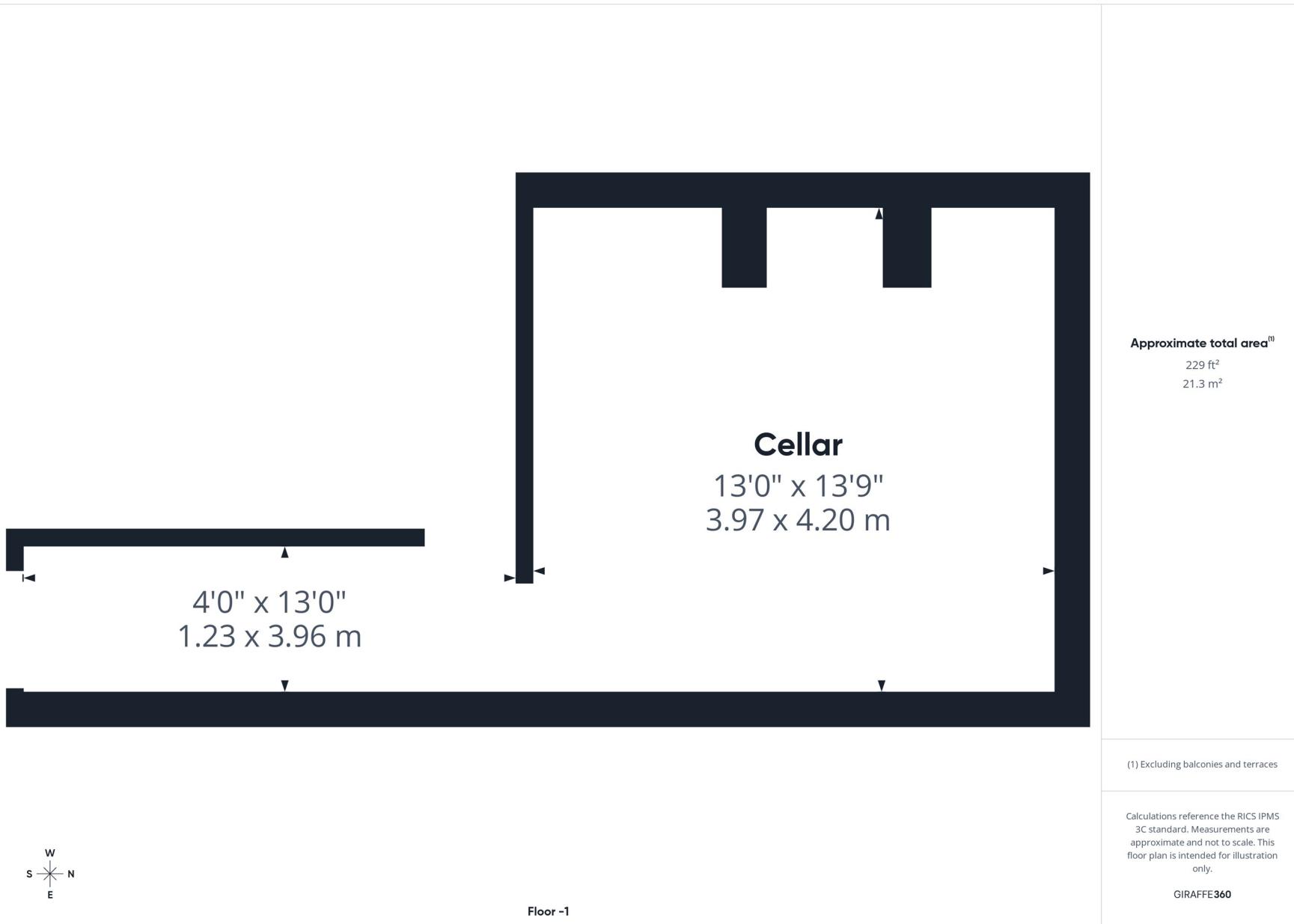
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current		Projected	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	A
Energy efficient	B	Very energy efficient - lower CO <sub>2</sub> emissions	B
Good	C	Very good	C
Standard	D	Good	D
Below average	E	Below average	E
Poor	F	Poor	F
Very poor	G	Very poor	G
An energy efficient - higher running costs		An environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2009/125/EC	England & Wales	EU Directive 2009/125/EC

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