

... Your proactive estate agent



Longacre, Castleford, WF10 5AH
Offers Over £140,000

Park Row



Lead In

This attractive two-bedroom mid-terrace property offers an excellent opportunity for both first-time buyers and investors alike. Presented in modern condition throughout, the home is ready to move straight into and has been maintained to a high standard.

The accommodation is well proportioned, featuring spacious rooms that create a bright and comfortable living environment. To the rear, the property benefits from a private garden, ideal for outdoor seating and entertaining, while the added advantage of a garage provides valuable storage or secure parking.

Situated in a highly convenient location close to Castleford town centre, the property is perfectly placed for access to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent transport links are also nearby, with both the train and bus stations within easy reach, making it ideal for commuters.

This home is attractively priced and is expected to generate strong interest, so we do not anticipate it remaining on the market for long. With its combination of location, condition, and practicality, it is sure to appeal to a wide range of buyers.

Early viewing is highly recommended—call today to arrange your appointment and avoid missing out on this superb opportunity.

Living Room

3.89 x 4.12 (12'9" x 13'6")

Access to the dining room. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front aspect.



Dining Room

3.94 x 4.11 (12'11" x 13'6")

Access to kitchen and storage cupboard. Carpeted throughout. Central heated radiator.



Kitchen

2.12 x 3.66 (6'11" x 12')

Range of high and low level kitchen units with integrated appliances including oven with electric hob and extractor fan. Sink with drainer and chrome tap over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. UPVC access door to the rear. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Landing

1.28 x 2.16 (4'2" x 7'1")

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

Bedroom One

3.93 x 4.14 (12'11" x 13'7")

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front aspect.



Bedroom Two

3.93 x 1.87 (12'11" x 6'2")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front aspect.



Bathroom

2.60 x 2.19 (8'6" x 7'2")

White suite comprising of WC with low level flush. Wash

hand basin with chrome taps. Panel bath with chrome taps, shower screen and mains feed shower. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



Garage

4.20 x 3.04 (13'9" x 9'12")

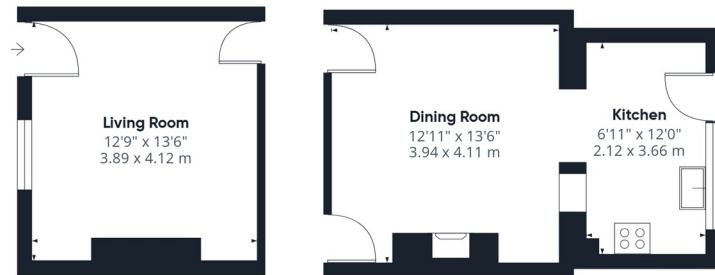
Up and over door. Door from the rear.

Exterior

The home is set back from the pavement behind a low-level brick wall with a neat, enclosed buffer garden and gated access.

To the rear, the property benefits from a fully enclosed, low-maintenance garden, designed with a combination of paved patio areas and artificial lawn—ideal for outdoor dining and entertaining. Timber fencing provides privacy on all sides, while a useful garage sits at the end of the garden, offering excellent storage or workshop potential.

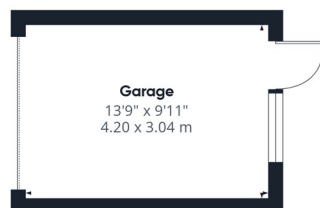




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

908 ft²

84.2 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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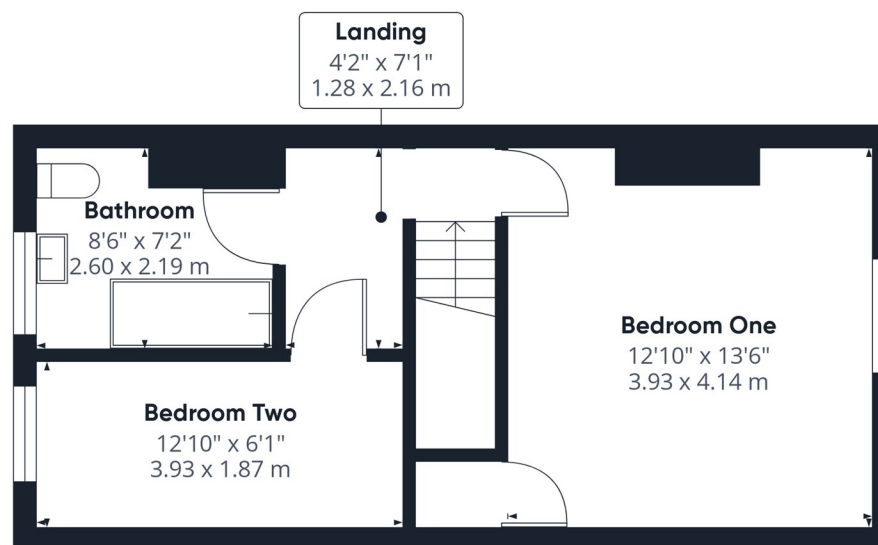
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
770 ft²
71.4 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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