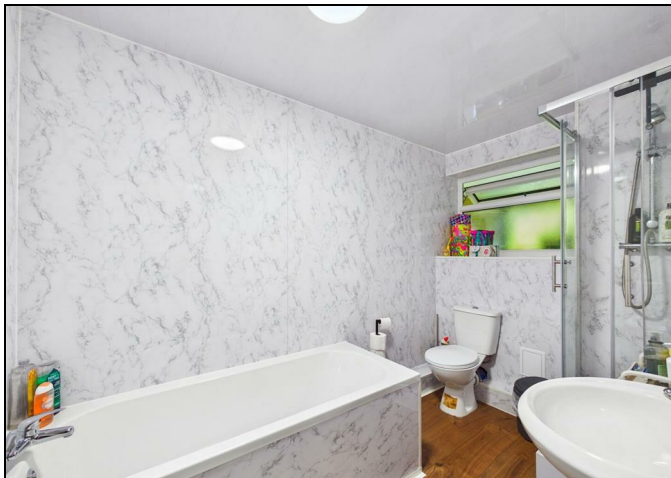


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**Parklands, Castleford, WF10 4HY**  
**Offers Over £80,000**





## Hallway

**2.10 x 1.82 (6'11" x 5'12")**

Access to the kitchen, living room, both bedrooms and the house bathroom. Wood effect flooring. Central heated radiator.

## Living Room

**3.99 x 4.36 (13'1" x 14'4")**

Carpeted throughout. Central heated radiator. Two UPVC double glazed windows.



## Kitchen

**2.10 x 4.38 (6'11" x 14'4")**

Modern range of high and low level kitchen base units with integrated appliances including oven with electric hob. Option to reconnect plumbing for washing machine. Space for fridge and dishwasher. Sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window.



## Bedroom One

**3.96 x 3.04 (12'12" x 9'12")**

Carpeted throughout. Central heated radiator. UPVC double glazed window.



## Bedroom Two

**5.04 x 2.60 (16'6" x 8'6")**

Carpeted throughout. Central heated radiator. UPVC double glazed window.



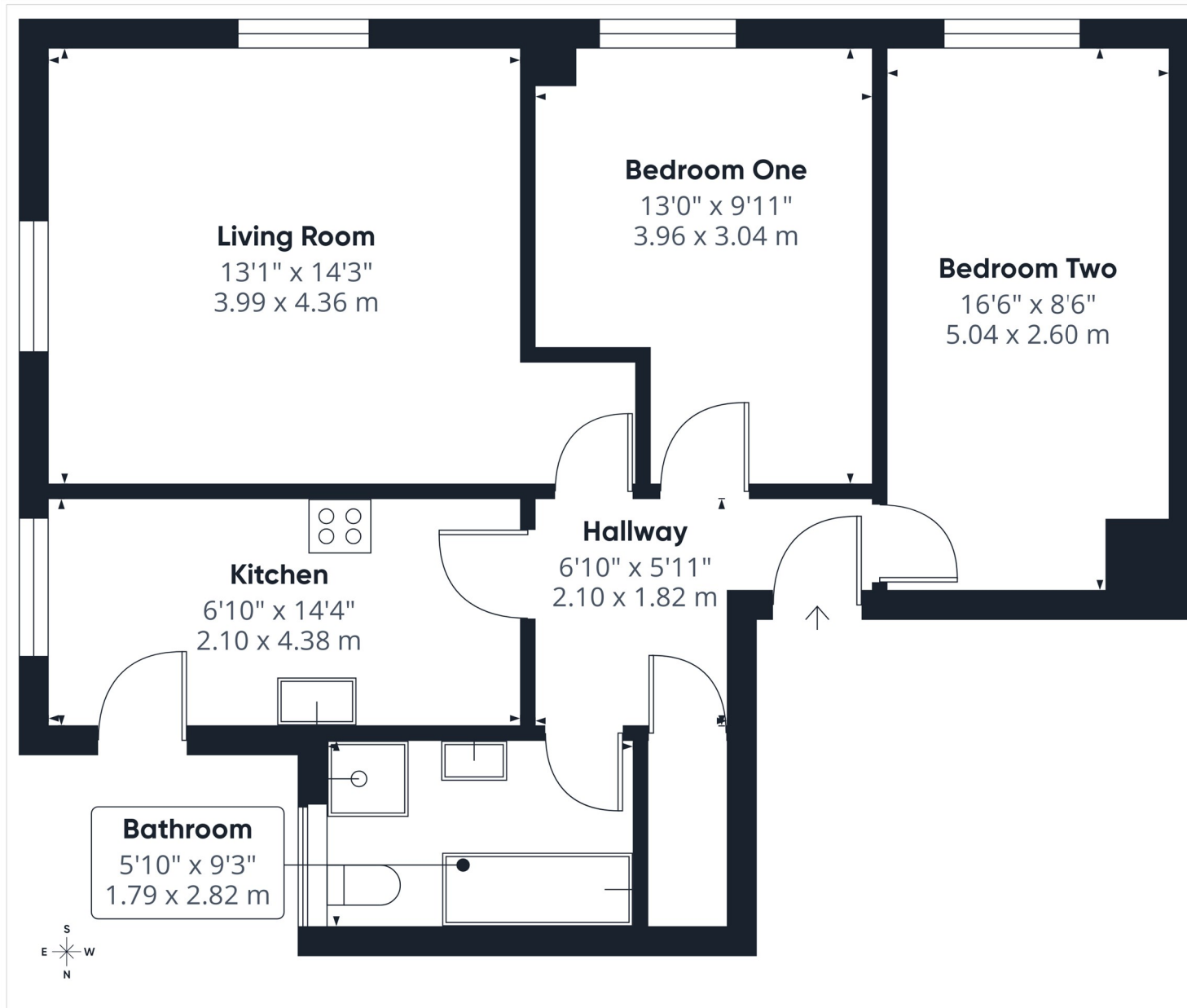
## Bathroom

**1.79 x 2.82 (5'10" x 9'3")**

White suite comprising of panel bath with chrome taps over. WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap.

Wood effect flooring. Central heated radiator. UPVC double glazed frosted window.





Approximate total area<sup>m</sup>  
685 ft<sup>2</sup>  
63.6 m<sup>2</sup>

(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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