

Crowther Street, Castleford



Offers Over £125,000



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Perfect for first-time buyers, this well-presented home on Crowther Street offers an excellent opportunity to step onto the property ladder. Ideally situated within walking distance of Castleford town centre, the property benefits from a wide range of local amenities including shops, supermarkets, cafés, schools and leisure facilities. Commuters will appreciate the superb transport links, with both Castleford Train Station and Bus Station just a short walk away, providing convenient connections to Leeds, Wakefield and the surrounding areas. Combining convenience, accessibility and excellent value, this is a fantastic home in a sought-after location.



- Good Sized Lounge
- Dining Room
- Modern Kitchen
- Two First Floor Bedrooms
- Family Bathroom
- Yard to the Rear
- Gas Central Heated
- Well Placed for Local Amenities
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

Panelled timber external door into, radiator, stairs to first floor.

Lounge

10'7" x 13'1" (3.23 x 3.99)

PVCU window to the front elevation, coved ceiling and a gas central heated radiator.

Dining Room

13'1" x 14'0" (4.01 x 4.27)

Timber fire surround with electric living flame fire, picture rail, two wall light points, radiator, PVCU window to the rear.

Kitchen

6'11" x 8'9" (2.13 x 2.69)

Fitted with a range of modern units including base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps, fitted oven and hob with chimney hood over, plumbing for an automatic washing machine, wall mounted gas fired central heating boiler. Timber and glazed door to the rear yard, PVCU window, part tiled walls.

First Floor Landing

Giving access to both bedrooms and family bathroom.

Bedroom 1

13'1" x 14'0" (4.01 x 4.29)

With a window to the front elevation, gas central heated radiator, lobby off.

Bedroom 2

6'7" x 13'3" (2.03 x 4.04)

Radiator, PVCU window to the rear.

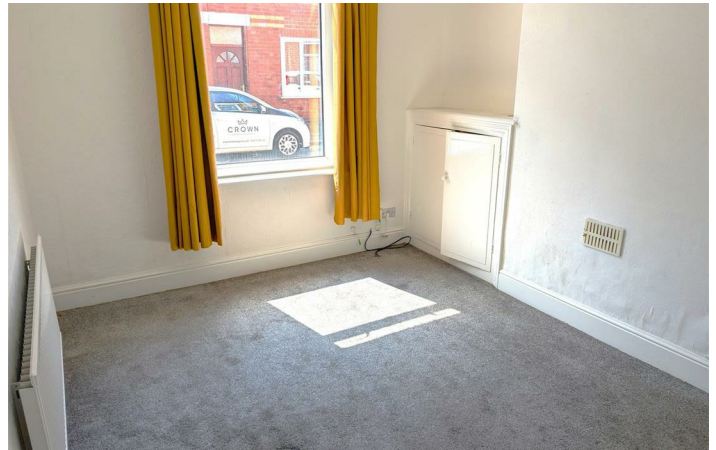
Family Bathroom

6'9" x 10'4" (2.08 x 3.15)

White suite consisting of a panelled bath, pedestal wash hand basin and low level flush WC. Part tiled walls, PVCU window to the rear, linen/storage cupboard off.

External

To the front the property adjoins the footway. Enclosed yard to the rear.



Floor Plan



TOTAL FLOOR AREA: 798 sq ft (73.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, Crown Estate Agents, its agents, advisers, licensees and any other person are not responsible or liable for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition. See also Energy Rating.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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