CROWN | ESTATE AGENTS

Ambler Street, Castleford

Offers Around £125,000

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Crown are delighted to introduce to the market this charming pre war mid terraced property, offering well proportioned accommodation together with a renovated loft space providing useful additional room. The property has a practical layout and offers scope for the new owner to make it their own, making it a versatile choice for a range of buyers. Ideally situated close to local shops, amenities and everyday facilities, with excellent transport links nearby. With its combination of character, space and potential, an internal inspection is highly recommended.

- Large Lounge
- Modern Kitchen Diner
- Two Spacious Bedrooms
- Recently Renovated Loft Space
- Substancial Bathroom
- Enclosed Rear Garden
- GCH & DG Throughout
- Close to Station
- EPC D

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.

CASTLE DWELLINGS

Ground Floor

Lounge
12'4" x 14'2" (3.76 x 4.32)
Entering through a upvc door. With a picture window, TV point, laminate floor and coved ceiling.

Kitchen Diner
13'4" x 14'2" (max x max) (4.06 x 4.32 (4.07 max x max))
Fitted with a range of base and wall units with work surfaces over, incorporating a double sink drainer and mixer tap. Built in oven with gas hob, integral fridge freezer, wall mounted gas boiler laminate flooring, plumbing for washing machine, a pantry, window and door to garden.

First Floor

Landing
With a staircase to second floor.

Bedroom One
9'2" x 14'3" (max x max) (2.79 x 4.34 (2.80 max x 4.35 max))
With a large storage cupboard, laminate floor, coved ceiling, front facing window and radiator.

Bedroom Two
6'7" x 13'5" (max x max) (2.01 x 4.09 (max x max))
With a window to the rear elevation, radiator and coved ceiling.

Family Bathroom
7'5" x 10'7" (2.26 x 3.23 (2.25 x 3.22))
Fitted with a low flush WC and wash hand basin, panelled bath, large glazed shower cubicle with mains shower. Tiled surrounds, laminate floor, radiator and uPVC frosted window.

Second Floor

Loft Space
14'1" x 14'7" (max x max) (4.29 x 4.45 (4.3 max x 4.44 max))
With under-eaves storage and two velux windows.

Rear Garden
Enclosed rear garden with gated access, patio, outside tap and double power socket.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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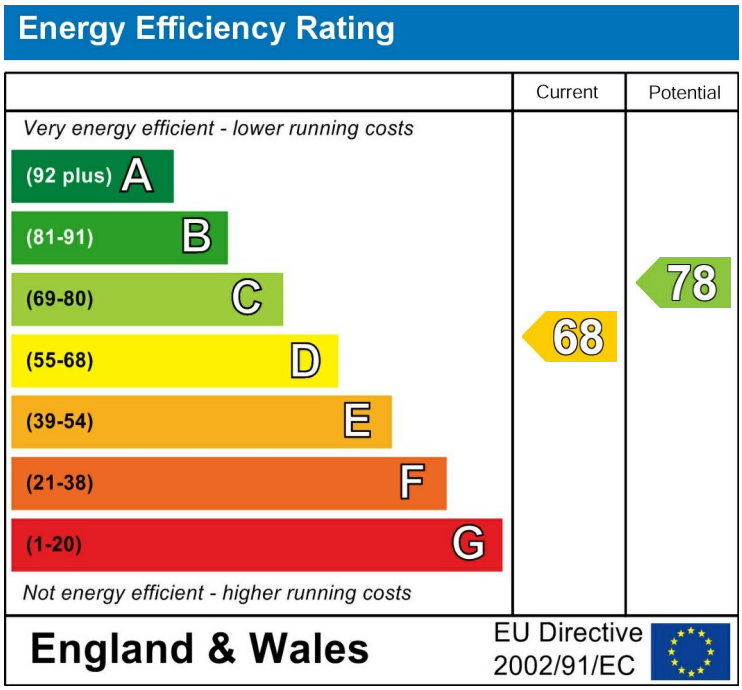

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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