



CROWN

ESTATE AGENTS

Dawtrie Street, Castleford



£155,000



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Presented to you is this semi-detached house on Dawtrie Street, this is a wonderful place to call home. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations, off road parking, great location, close to schools, local amenities, recently refurbished, it purely is stunning

Do not miss the chance to view this charming residence and envision your future in this lovely part of Castleford.



- Fully Refurbished
- New Kitchen
- New Bathroom
- New Heating System
- New Windows and Doors
- Ready to Move In
- Off street parking
- Council Tax Band A

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

Entrance Hall

Living Room

11'3" x 10'6" (3.45 x 3.21)

Decorated to top quality, this living room offers space to lounge with the family, relax after a hard day working, watch TV, social with family and friends, there is a window that onlooks the back garden as well

Kitchen/Diner

12'11" x 18'0" (3.95 x 5.50)

As far as kitchens go, this one is a stunner, wood worktops, laminate flooring to a high standard, integrated cooker, basin with a must have mixer tap, this kitchen is waiting for all you foodies out there who enjoy entertaining and cooking, you also have the added room for a dining table, breakfast bench, whatever you would like to make mealtimes a delight

First Floor

Landing

Bedroom One

14'6" x 9'1" (4.43 x 2.78)

This room is decorated throughout, you have a lovely carpet, white walls, blank canvas to design as you wish

Bedroom Two

10'0" x 11'5" (3.05 x 3.48)

Slightly smaller but again a gorgeous room decorated, carpeted, with a clean and fresh feel

Bathroom

6'1" x 5'5" (1.87 x 1.67)

Pure white bathroom suite, you have a bath with a shower and enclosure, lower seated WC, a sink integrated into the cupboard with a mixer tap

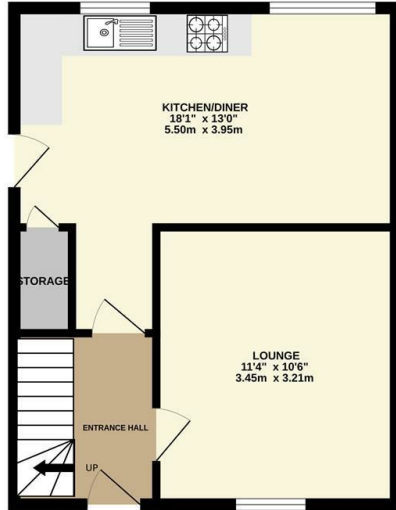
External

You have a yard to the rear, needs a little TLC but a budding project for anyone who loves a garden

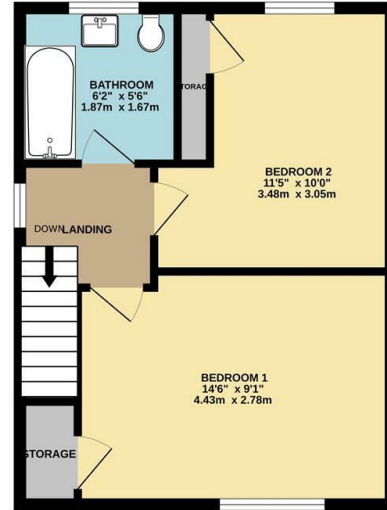


Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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