



# CROWN

## ESTATE AGENTS

### Smawthorne Lane, Castleford



**Offers Around £140,000**



3



1



1



69

This delightful mid-terraced house presents an excellent opportunity for families seeking a welcoming and vibrant community. Situated close to local amenities, schools, and parks, this house is perfect for those who value accessibility and a friendly neighbourhood atmosphere. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs.



- Great Family Reception Room
- Fabulous dining space
- Fully Fitted kitchen
- Feature Fireplace
- Great Family Bathroom
- On Street Parking
- Great Community Location
- Access to Public Transport
- EPC rating C
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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**

### Front elevation

This Mid-Terrace property with on street parking and a small front yard.

### Entrance Lobby

Into the front entrance lobby with a radiator and tiled floor.

### Lounge

10'9" x 13'1" (3.30 x 4.01)

Off the Entrance Hall is the large lounge with feature fireplace. Having a Feature fireplace with gas fire, hearth and surround. tv point, coved ceiling, radiator and laminate flooring.

### Dining Room

14'7" x 13'1" (4.47 x 4.01)

At the end of the entrance hallway is access to the large dining room with feature brick fireplace and hearth with a wall mounted fire.. Continuing along the feature wall the brickwork contains storage and tv unit. There is a tv point, coved ceiling and radiator with laminate flooring to complete this family dining room.

### Kitchen

6'3" x 10'7" (1.91 x 3.25)

Leading through an arch entry into the galley kitchen. With a fully fitted range of floor and wall units in a black finish and white tiled splashback. Full work surfaces and single sink drainer with mixer tap. There is plumbing for a washing machine and dishwasher. An electric cooker point, electric job and built in oven make this setup complete for family cooking and entertaining. With a coved ceiling and door leading out to the garden.

### Bedroom One

13'1" x 11'3" (3.99 x 3.45)

This large main bedroom is spacious enough for a king sized bed and wardrobe storage. In neutral colours with a triple window letting in ample daylight and a radiator.

### Bedroom Two

8'5" x 10'7" (2.59 x 3.23)

A second double bedroom with feature wall, window and radiator.

### Bedroom Three

10'7" x 5'10" (3.23 x 1.80)

Bedroom three could be used as an office, playroom or single bedroom. with a window to the front of the property and radiator.

### Bathroom

10'1" x 13'3" (3.08 x 4.04)

The large stylish family bathroom contains a low level wc, pedestal wash hand basin and panelled corner bath with shower mixer tap. Tiled three quarters of the walls and floor tiles to complement the look, a nook for bath time accessories and a window rear.

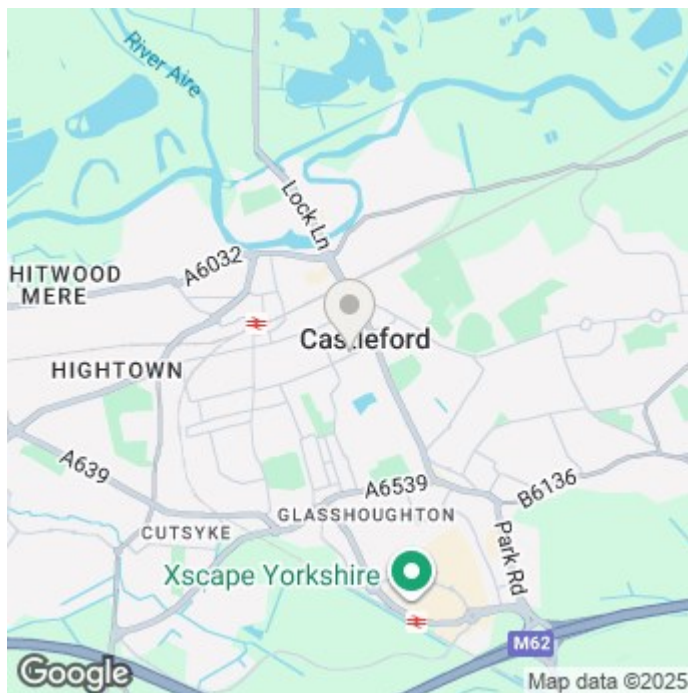





## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with floorplan wizard



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	83
<b>England &amp; Wales</b>	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.

Call 01977 285 111 to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.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**