

Lumley Street, Castleford



Offers In Excess Of £650,000



4



3



2



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A fantastic investment opportunity! Four bedroom detached home (previous planning for 4 flats) with THREE tenanted ONE bedroom flats. Sat on just over 1200m2 plot, this opportunity has a great deal of potential for an investor/developer or even a family looking to upsize and acquire investment properties. For full information please get in touch.



- Investment Opportunity
- Large Four bedroom Home
- Three Tenanted One Bedroom Flats
- Past Planning to Convert The Family Home
- 1200m2 Plot
- Off Road Parking
- Scope for Many Options
- Period Property
- Great Location
- Viewing is Essential

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

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

Ground Floor

Entrance Hall

Double doors lead you into a period entrance hall with tiled flooring, central heating radiators and access to all ground floor accommodation.

Kitchen/Dining Room

A good sized kitchen area with breakfast bar, range master cooker, 1 1/2 sink drainer and a window overlooking the rear garden.

Living Room

A great sized room with high ceilings, wooden flooring, log burner and feature bay window.

Sitting Room

A large social space with a stunning fire place, wooden floor, radiator and large bay window overlooking the front garden.

Second Kitchen/Laundry Room

Previously used as a commercial kitchen, this is now being used as a laundry room

Downstairs Shower Room

Walk in shower, WC, extractor fan, radiator and wash hand basin.

First Floor

Principle Bedroom

A large room with panelled walls, two windows and double doors leading into a large en-suite.

En-suite

Shower, bidet, wash hand basin, extractor fan, radiator and window to the front of the property.

Bedroom Two

A good sized double room with window over looking the rear garden.

Bedroom Three

A good sized double room overlooking the rear garden

Bedroom Four

A double room with a window overlooking the front garden.

Family Bathroom

Bath with over head shower, WC and wash hand basin.

Attic Space

A large open space that could very easily be converted.

Cellar

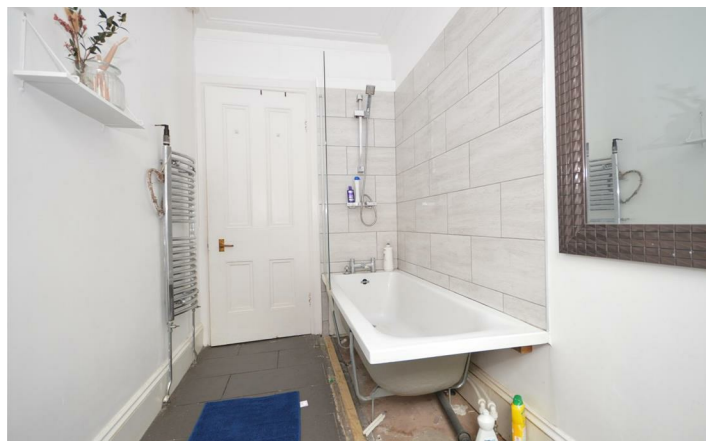
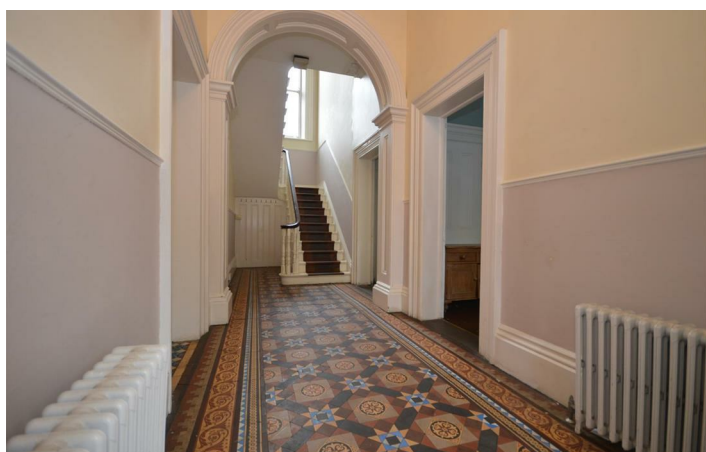
The full footprint of the ground floor, again, this may be converted into additionally accommodation.

External

Just over 1000m² plot.

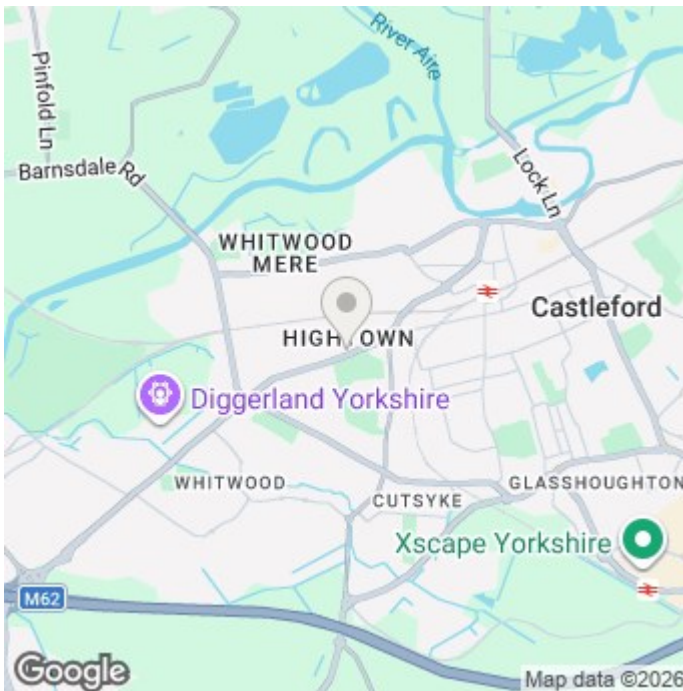
Tenanted Flats

At the bottom of the garden, the newly build building contains two 1 bedroom flats that are currently tenanted additionally with the side extension to the property there is a tenanted 1 bedroom flat. There was planning in place to convert the family home into four flats but this planning has now expired. Plans can be provided upon request.





Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 Crown Estate Agents Office on 01977 600633 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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**