



CROWN

ESTATE AGENTS

Keswick Drive, Castleford



£130,000



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Situated in the charming town of Castleford, this semi-detached house on Keswick Drive presents an excellent opportunity for those seeking a spacious family home. Boasting three well-proportioned bedrooms, this property offers ample accommodation for families or those looking to invest in a comfortable living space.

The house features a generous reception room, providing a welcoming area for relaxation and social gatherings. With a blank canvas throughout, it is ripe for renovation, allowing you to personalise the interiors to suit your taste and lifestyle. Whether you envision a modern aesthetic or a more traditional feel, the possibilities are endless.

Conveniently located, this property is close to local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, the proximity to motorway networks makes commuting and travel exceptionally easy, enhancing the appeal for busy families or professionals.

This home is not just a property; it is a canvas awaiting your creative touch. With its spacious layout and prime location, it is an ideal choice for those looking to establish their roots in a vibrant community. Do not miss the chance to transform this house into your dream home.



- Entrance Hallway
- One Reception Room
- Kitchen
- Utility Area
- Three First Floor Bedrooms
- Family Bathroom
- Gardens to the Front and Rear
- Off Street Parking
- Double Glazed Throughout
- Gas Central Heating

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

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

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Entrance Lobby

With a UPVC glazed door, telephone point, radiator and staircase to the first floor.

Lounge

With one bay window and one picture window, gas fire in hearth, dining area, coved ceiling and a radiator.

Kitchen with Pantry

Modern fitted kitchen with integral electric cooker and extractor hood, single sink drainer with mixer tap, coved ceiling, tiled floor and a window.

Utility Area

With fitted units and a radiator.

Bedroom One

Front facing window, radiator and built in cupboard.

Bedroom Two

Rear facing window, airing cupboard with combi boiler and a radiator.

Bedroom Three

Front facing window and a radiator.

Family Bathroom

Paneled bath with electric shower over, WC, wash hand basin, fully tiled surround, laminate flooring and a frosted glass window.

Outside

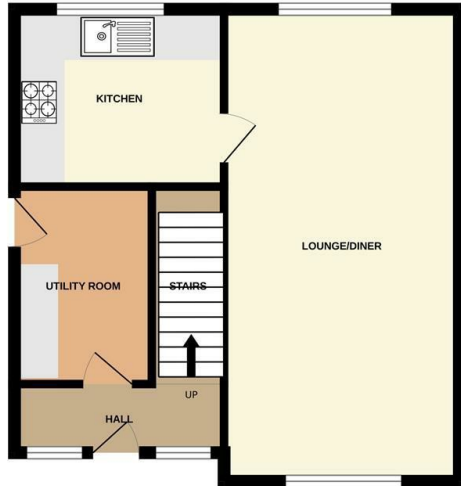
Walled rear garden with a lawn and a patio. Gated front garden with a drive for one car.

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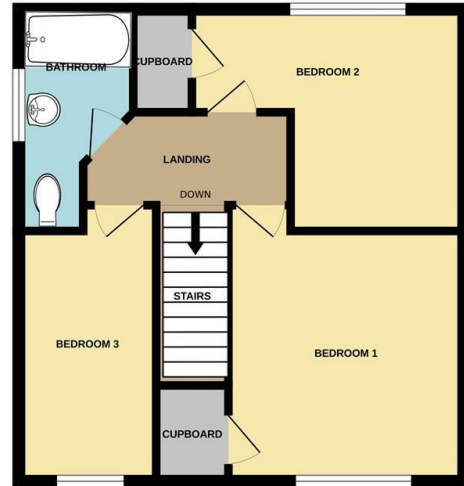


Floor Plan

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.




TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
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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