



CROWN

ESTATE AGENTS

Redhill Avenue, Castleford



Offers Over £165,000



Welcome to Redhill Avenue, Castleford - a charming location that could be the perfect setting for your new home! This delightful semi-detached house offers a spacious layout with one reception room, three bedrooms, and a bathroom. Situated on a large plot, this property boasts a double garage, providing ample space for your vehicles or additional storage. The sought-after location of Redhill Avenue ensures that you'll be part of a vibrant community with access to all the amenities you could need. Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that Redhill Avenue has to offer!



- Substantial Semi Detached House in a sought after location
- Good size plot
- Entrance Hall, Front Facing Lounge
- Separate Dining Room, Kitchen
- Three bedrooms to the first floor and family bathroom
- Extensive gardens and ample parking
- Double Garage
- EPC Grade D56
- Council Tax Band A
- Freehold

Call **01777 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**

Entrance Lobby

Leading from the front door into the house there is direct access to the stairs and the first floor and the through to the lounge.

Lounge

9'5" x 14'10" (2.88 x 4.53)

Located at the front of the property a lovely bright lounge that has laminate flooring a ceiling fan and open access into the Dining Room

Dining Room

17'11" x 10'8" (5.47 x 3.27)

A spacious dining room at the rear of the property with a focal point of a log burner in the chimney breast, there are fitted cupboards and shelves and a ceiling fan.

Kitchen

11'5" x 6'0" (3.49 x 1.85)

An extension to the rear forms the kitchen which has fitted cupboards and drawers, single sink, gas hob and built in double oven, there is plumbing for a washing machine and a double pantry unit. Side facing window and external door to the rear garden.

Landing

Bedroom 1

9'10" x 10'11" (3.02 x 3.34)

Located at the rear of the property this double sized room has fitted wardrobes to two walls sliding doors, some of which are mirrored. Central heating radiator.

Bedroom 2

12'10" x 12'0" (3.92 x 3.68)

Situated at the front of the property, it has fitted wardrobes on one side and small built in storage at the other.

Bedroom 3

8'9" x 7'1" (2.69 x 2.18)

A good sized single room, currently used as a work room and has work surfaces and a storage cupboard and a drawer unit.

Family Bathroom

5'7" x 6'5" (1.72 x 1.96)

Fully tiled bathroom with toilet, sink, bath and shower over the bath. It has a small window and laminate floor.

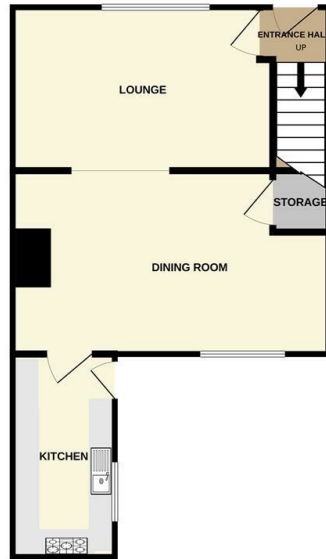
Exterior

There is ample outdoor space that has much potential. The area at the moment is mainly gravel and concrete which has parking for multiple vehicles. The rear space is enclosed with a gate at the side of the house. There is a double garage at the end of the end of the garden.



Floor Plan

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

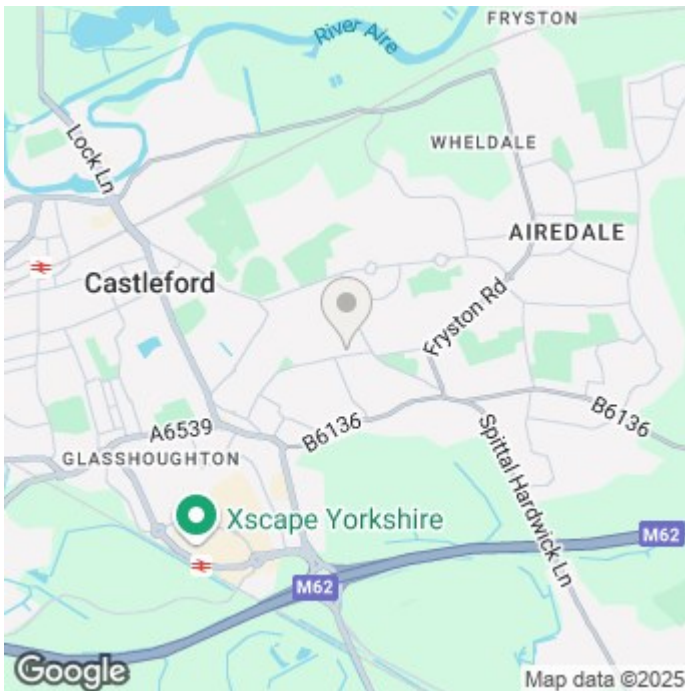


1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.




TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

While 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.
Made with Mapbox 12/2021



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		
	56	72
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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