CROWN | ESTATE AGENTS

Smawthorne Avenue, Castleford



£120,000

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Offering an appealing combination of location and potential, this terraced property on Smawthorne Avenue is well worth considering for both homebuyers and investors. Overlooking the local playing fields, it enjoys an open outlook while being conveniently situated close to the town centre and railway station, making everyday amenities and transport links easily accessible. The location is particularly appealing for families, with outdoor space nearby and local facilities within reach. For first time buyers, this could be an opportunity to step onto the property ladder and create a home to suit their own tastes, while investors may see the potential to add value and benefit from rental demand in the area. Whether you are looking for your next home or a property to add to your portfolio, this is an opportunity worth exploring.



- CHAIN FREE
- Good Sized Lounge Space
- Spacious Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Cellar
- EPC Rating D
- Council Tax Band A

Lounge

12'9" x 11'10" (3.91 x 3.63)

Entrance into the property through a composite door, into a good sized lounge with an electric fireplace on marble surround. The Lounge also has a window overlooking the front of the property as well as a central heating radiator.

Kitchen/Diner

12'10" x 12'9" (3.92 x 3.91)

A good sized, fully fitted kitchen/diner with both wall mounted and under counter units with a single sink with drainer and mixer tap and plumbing for a washing machine. The kitchen also allows for acces to the first floor and into the rear porch.

Porch

5'3" x 5'2" (1.62 x 1.59)

Located just off the kitchen this entrance lobby allows for access into the rear garden.

Bedroom One

12'9" x 11'10" (3.90 x 3.61)

A very good sized double bedroom with a window overlooking the front of the property and a central heating radiator.

Bedroom Two

12'8" x 7'4" (3.88 x 2.26)

A good sized double bedroom with a window overlooking the rear of the property and a central heating radiator.

Bedroom Three

12'11" x 7'1" (3.94 x 2.18)

With a window overlooking the rear of the property and a central heating radiator.

Family Bathroom

9'6" x 4'10" (2.91 x 1.49)

Fitted with a three piece suite consisting of low flush WC, wash hand basin and panelled bath with shower over. The bathroom is also fitted with a central heating radiator and has a window overlooking the rear of the property.

External

The rear of this property has a fully enclosed private back garden which backs onto the local playing fields.



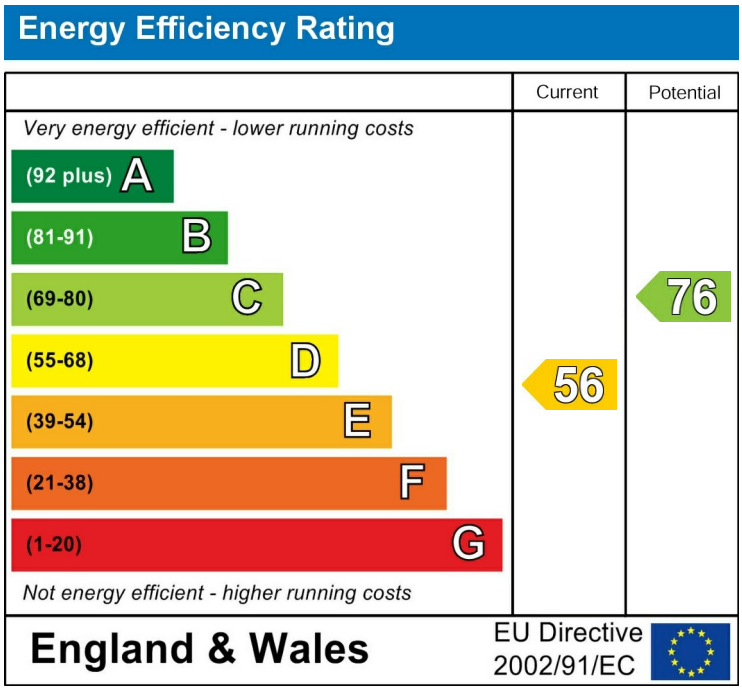





Floor Plan







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.

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