

Briggs Avenue, Castleford



£100,000



2



1



1



55

Currently, the house is being sold with a tenant in situ, generating a steady rental income of £550 per month. The tenant is currently on a rolling contract. This arrangement is particularly advantageous for those looking to invest in the rental market without the immediate need for vacant possession.

Briggs Avenue is conveniently located, offering easy access to local amenities, schools, and transport links, making it a desirable area for potential tenants or homeowners alike. This property is not just a house; it is a chance to create a welcoming environment in a vibrant community. Don't miss out on this promising opportunity in Castleford.



- CURRENTLY TENANTED
- Good sized lounge space
- Spacious Kitchen
- Two good sized bedrooms
- Fully fitted family bathroom
- On Street Parking
- EPC Grade D
- Council Tax Band A

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Lounge

12'3" x 10'4" (3.75 x 3.15)

With a bay window to the front of the property and a central heating radiator.

Kitchen

12'2" x 10'4" (3.72 x 3.16)

With wall mounted and under counter cupboards, double sink and drainer as well as a wall mounted gas boiler.

Bedroom One

10'1" x 10'0" (3.08 x 3.07)

A good sized double bedroom with a window to the front of the property.

Bedroom Two

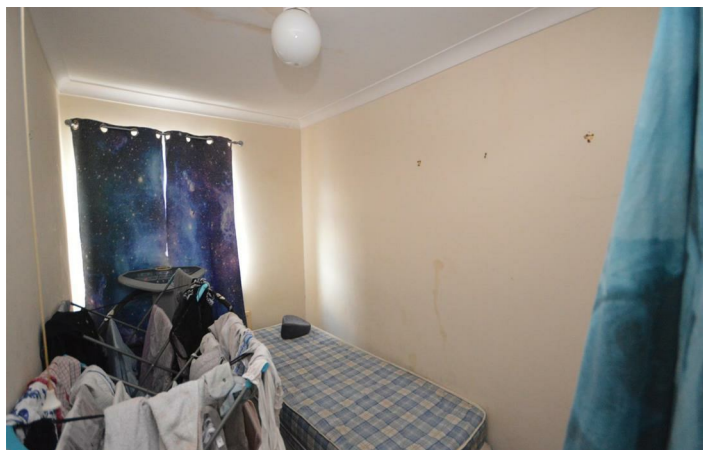
5'8" x 10'5" (1.73 x 3.18)

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

Family Bathroom

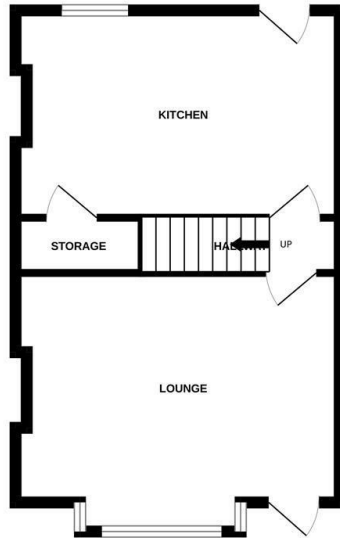
5'10" x 7'3" (1.79 x 2.21)

Fitted with a three piece suite including, a low flush WC, wash hand basin and a panelled bath with over bath shower.

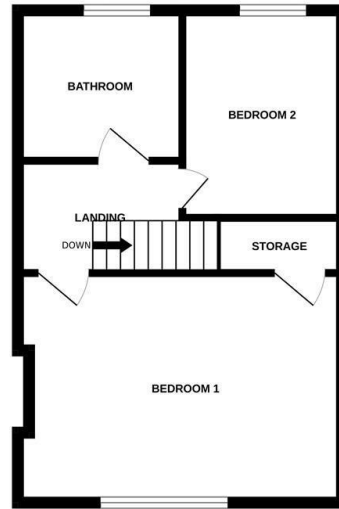


Floor Plan

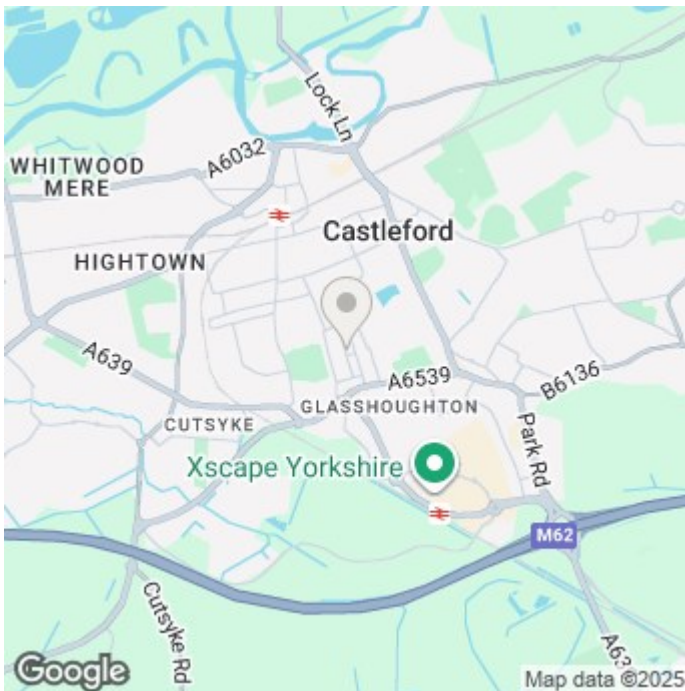
GROUND FLOOR



1ST FLOOR



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		80
(55-68) D	55	
(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 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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**