

## Smauthorne Lane, Castleford



Offers Around £140,000



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This delightful mid-terrace house presents an excellent opportunity for families seeking a welcoming and vibrant community. Situated close to local amenities, schools, and parks, this house is perfect for those who value accessibility and a friendly neighbourhood atmosphere. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs.



- Great Family Reception Room
- Fabulous dining space
- Fully Fitted kitchen
- Feature Fireplace
- Great Family Bathroom
- On Street Parking
- Great Community Location
- Access to Public Transport
- EPC rating C
- Council Tax Band A

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Opening hours:  
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Sat 10am - 2pm

## Front elevation

This Mid-Terrace property with on street parking and a small front yard.

## Entrance Lobby

Into the front entrance lobby with a radiator and tiled floor.

## Lounge

10'9" x 13'1" (3.30 x 4.01)

Off the Entrance Hall is the large lounge with feature fireplace. Having a Feature fireplace with gas fire, hearth and surround. tv point, coved ceiling, radiator and laminate flooring.

## Dining Room

14'7" x 13'1" (4.47 x 4.01)

At the end of the entrance hallway is access to the large dining room with feature brick fireplace and hearth with a wall mounted fire.. Continuing along the feature wall the brickwork contains storage and tv unit. There is a tv point, coved ceiling and radiator with laminate flooring to complete this family dining room.

## Kitchen

6'3" x 10'7" (1.91 x 3.25)

Leading through an arch entry into the galley kitchen. With a fully fitted range of floor and wall units in a black finish and white tiled splashback. Full work surfaces and single sink drainer with mixer tap. There is plumbing for a washing machine and dishwasher. An electric cooker point, electric job and built in oven make this setup complete for family cooking and entertaining. With a coved ceiling and door leading out to the garden.

## Bedroom One

13'1" x 11'3" (3.99 x 3.45)

This large main bedroom is spacious enough for a king sized bed and wardrobe storage. In neutral colours with a triple window letting in ample daylight and a radiator.

## Bedroom Two

8'5" x 10'7" (2.59 x 3.23)

A second double bedroom with feature wall, window and radiator.

## Bedroom Three

10'7" x 5'10" (3.23 x 1.80)

Bedroom three could be used as an office, playroom or single bedroom. with a window to the front of the property and radiator.

## Bathroom

10'1" x 13'3" (3.08 x 4.04)

The large stylish family bathroom contains a low level wc, pedestal wash hand basin and panelled corner bath with shower mixer tap. Tiled three quarters of the walls and floor tiles to complement the look, a nook for bath time accessories and a window rear.



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## Floor Plan



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B	69	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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