

Churchfield Lane, Castleford



£124,950



3



1



1



42

116, Churchfield Lane Castleford, WF10 4DB

We are acting in the sale of the above property and have received an offer of £115,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts takes place.



- Sought after location.
- In need of modernisation
- Lounge, dining kitchen and porch to the ground floor
- Three good sized bedrooms, the main located in the attic
- House bathroom and potential to create an en-suite to the attic bedroom
- Private rear garden and front garden
- Cellar with external and internal access
- Council tax band A
- EPC rating D
- To View Please Contact Us

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

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

Porch

8'7" x 4'3" (2.62 x 1.32)

Door to the rear garden exiting from the kitchen

Lounge

12'9" x 13'1" (3.9 x 4.0)

Accessed from the front door with UPVC window, radiator and telephone point

Kitchen

12'7" x 13'8" (3.86 x 4.18)

In need of full restoration, with a window to the rear and door to the rear porch.

access to the Cellar from the kitchen

Useful cellar area giving extra storage.

Bedroom 1

13'2" x 12'9" (4.02 x 3.91)

Bedroom one which has a small cupboard off (0.87 x 1.11) and the chimney breast. A window to the front of the property and a radiator.

Bedroom 2

10'7" x 6'4" (3.23 x 1.94)

With a window to the rear and a small storage cupboard.

Bedroom 3

16'11" x 12'10" (5.16 x 3.92)

In the loft space with a facility to create an en-suite if required and window to the front of the property.

Family Bathroom

5'11" x 10'6" (1.82 x 3.22)

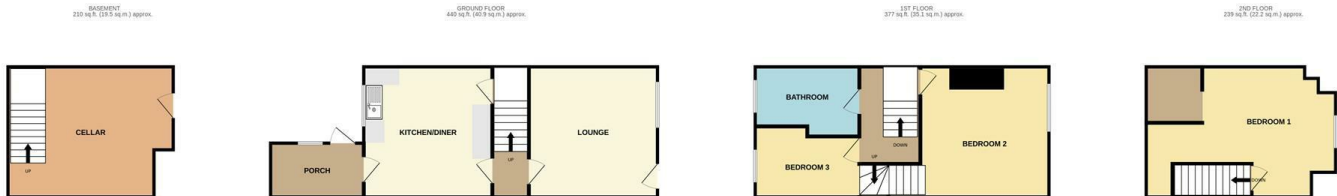
Requires refurbishment

Front Garden

Front wooden door which leads to the basement and a small hedge to the street.

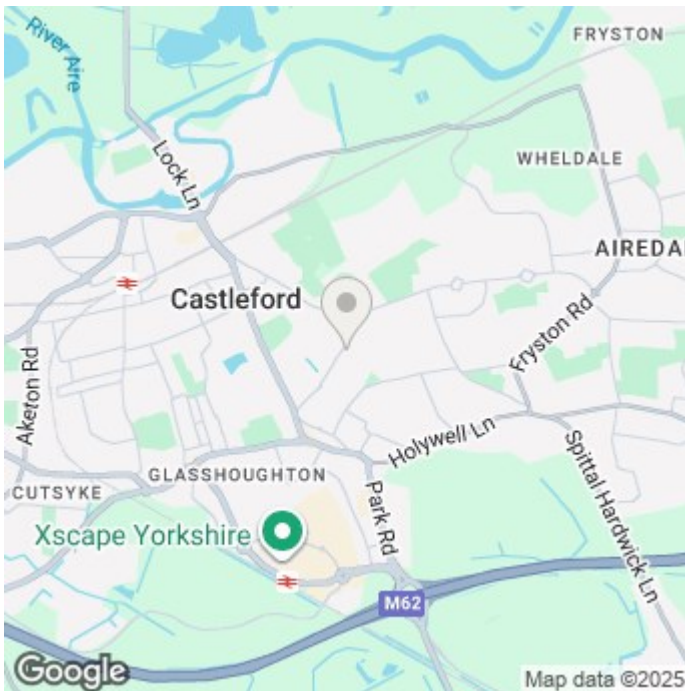


Floor Plan




TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(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**