



CROWN

ESTATE AGENTS

Ambler Street, Castleford



Offers In Excess Of £115,000



2



1



1



63

FIRST TIME BUYERS - This is for you! Take a look at this two bedroom mid terraces property in a popular residential area in Castleford. This property is ideal for first time buyers and or investors, providing a well maintained good quality 'Blank Canvass' ready for you to put your stamp on and make your own. This property is a stones throw away from Castleford Train Station for those looking to commute to Leeds, York, Wakefield, London among many other places. The first to view will buy this cracking little house so get in touch today & come and see for yourself!



- FIRST TIME BUYERS
- Ideal for Investors
- Well Maintained Property
- Great Location
- Close to Station
- Great Motorway Links
- Enclosed Rear Garden
- Out House/Shed
- Good Sized Rooms
- EPC D

Call **01977 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**

Ground Floor

Living Room

14'2" x 11'1" (4.34 x 3.38)

With a double glazed window to the front aspect, a feature fire place with surround and hearth, gas central heating radiator and a door to the kitchen/dining room

Kitchen/Dining Room

12'7" 14'2" (3.84 4.32)

Fitted with a range of both wall and base mounted units with complimentary work surfaces over. Includes a sink drainer, space for a gas cooker and plumbing for a washing machine and dishwasher. Part tiling, a useful under stair storage cupboard and a gas central heating radiator. Double glazed window to the rear aspect and a door leading out to the rear garden.

Storage Cupboard

A good sized under stairs cupboard making great storage space.

First Floor

Principle Bedroom

14'2" x 11'1" (4.32 x 3.38)

Double glazed window to the front, gas central heating radiator, built in storage cupboard and loft access hatch.

Bedroom Two

7'8" x 12'7" (2.34 x 3.86)

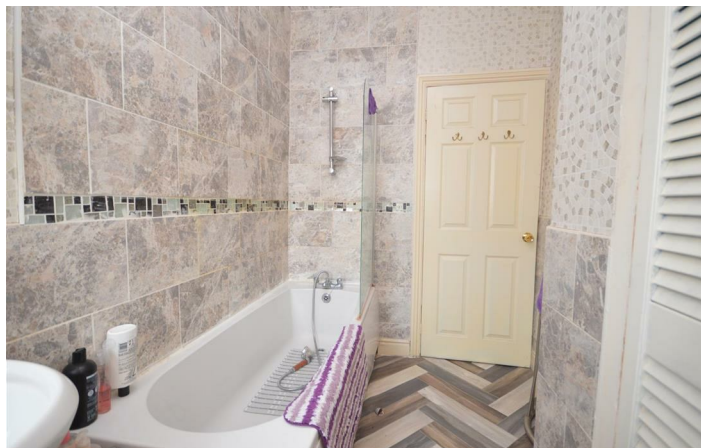
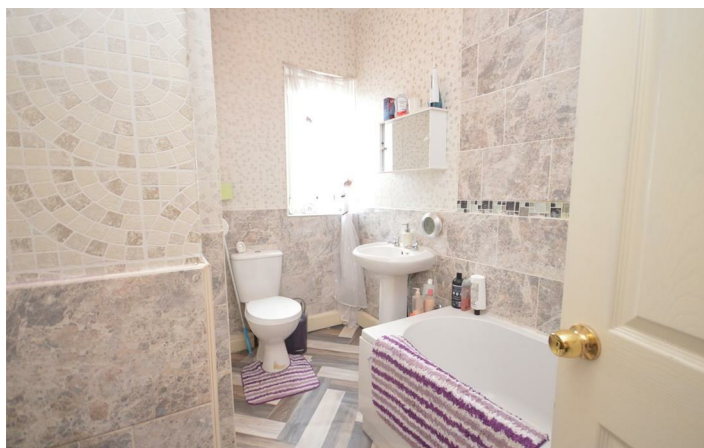
Double glazed window to the rear and a gas central heating radiator.

Bathroom

Complete with a three piece bathroom suite which includes a bath with mixer tap and shower over, a wash hand basin and a low level flush w.c. Built in cupboard housing the gas central heating boiler, gas central heating radiator and a double glazed window to the rear.

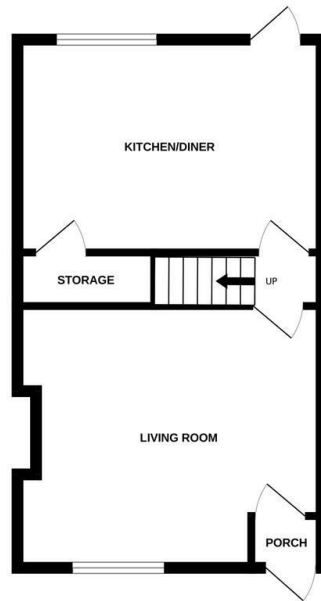
External

On street parking to the front with an enclosed rear garden with access and a brick build out house/ shed.

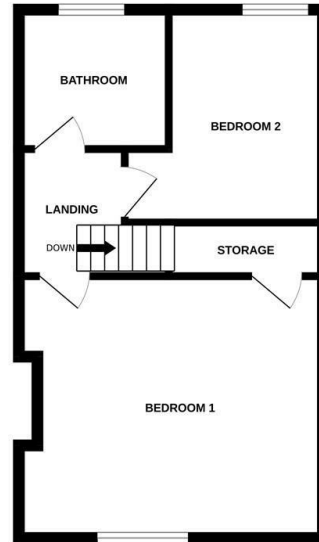


Floor Plan

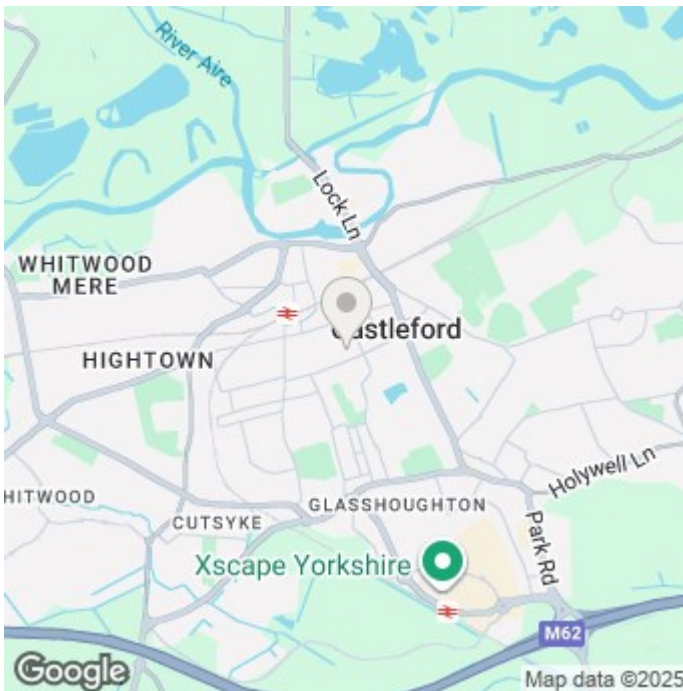
GROUND FLOOR



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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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