



CASTLE DWELLINGS

....because your home is your Castle!

Ambler Street, Castleford



Offers Around £90,000



2



1



1



62

Located within the heart of Castleford, this property is close to local amenities and has excellent transport links. This spacious 2 bedroom terrace house is a must to view to appreciate it's full potential.



- Good location close to Town
- Ideal for first time buyers or an investor
- PVCU double glazing, gas fired central heating
- Lounge with fireplace feature
- Dining Kitchen with fitted oven and hob, cellar
- Two bedrooms, modern shower room
- Enclosed rear yard with raised flower beds.
- EPC Grade D

Call **01977 285111** or **01138 800600** to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Lounge

12'5 x 12'3 (3.78m x 3.73m)

Fireplace feature with living flame electric fire, front facing PVCu window, part panelled walls, PVCu external door into, central heating radiator.

Dining Kitchen

14'5 x 12'6 (4.39m x 3.81m)

Good size room with fitted units of base cupboards and drawers with laminate working surfaces over, inset single drainer sink with mixer taps, fitted under oven and 4 ring gas hob with pull out hood over, wall cupboards. Wine rack, central heating radiator, part tiled and panelled walls, PVCu double glazed rear facing window, timber and glazed stable type door leading into the rear entrance porch, central heating radiator. Access off to a cellar.

Cellar

12'7 x 11'6 overall (3.84m x 3.51m overall)

Separated into a smaller former fuel storage area and larger storage soace with central heating radiator.

First Floor Landing

Bedroom 1

12'8 x 12'1 (3.86m x 3.68m)

With useful lobby off, front facing PVCu window, central heating radiator, dado rail.

Bedroom 2

11'11 x 7'10 max (3.63m x 2.39m max)

Rear facing PVCu window, central heating radiator, dado rail

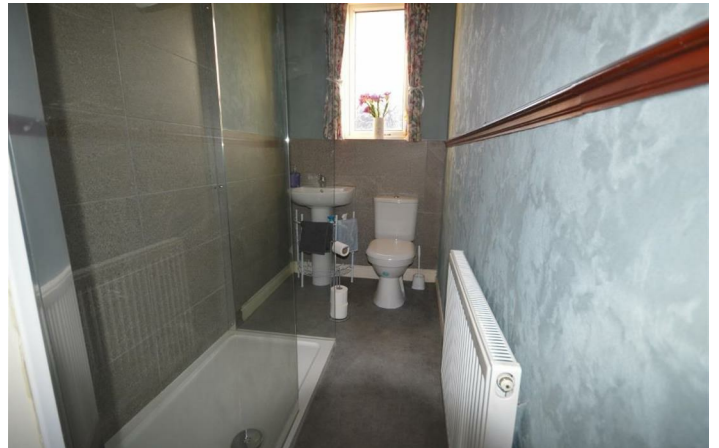
Shower Room

10'7 x 7'10 max (3.23m x 2.39m max)

With walk in shower with glazed screens and plumbed in shower with rainfall head and separate body spray, pedestal wash hand basin and low level flush WC. Part tiled walls, dado rail, central heating radiator and rear facing opaque PVCu double glazed window.

External

To the front the property adjoins the footway. At the rear is an enclosed and private rear yard with raised flower beds.



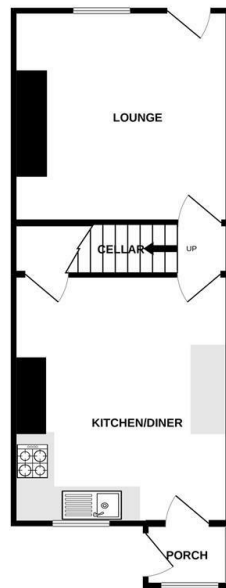
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Floor Plan

GROUND FLOOR
366 sq. ft. (34.0 sq.m.) approx.



1ST FLOOR
348 sq. ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq. ft. (66.3 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 misstatement. 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 can be given as to their operability or efficiency can be given.
Made with Metreplan software



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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