

## Longacre, Castleford



£140,000



3



1



2



54

Ideal for investors and first time buyers is this THREE BEDROOM mid terrace property close to Castleford town centre and its local amenities. Situated on one of Castleford's more popular terrace streets is this three bedroom mid terrace property boasting two reception rooms and three good sized bedrooms. The accommodation comprises of entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. To the front of the property there is a buffer garden, and to the rear is a good sized enclosed low maintenance garden.



- Ideal Investment
- Great Location
- Three Bedrooms
- Income Potential
- Ground floor Bathroom
- Enclosed Rear Garden
- EPC Rating E
- Council Tax Band A

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

### Entrance Hall

### Living Room

12'4" x 9'8" (3.76m x 2.95m)

Double glazed window to the front. Gas central heating radiator. Laminate wood effect flooring.

### Dining Room

12'4" x 12'4" (3.76m x 3.78m )

Double glazed window to the rear. Fire place with an electric fire. Television point. Gas central heating radiator. Under stair storage cupboard.

### Kitchen

6'11" x 6'0" (2.11m x 1.83m)

Having a fitted kitchen with a range of wall and base mounted units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, and matching cooker hood extractor. Gas central heating radiator. Double glazed window to the side.

### Bathroom

Having a three piece bathroom suite comprising of a bath with taps and shower over, a wash hand basin, and a w/c. Part tiling. Radiator. Double glazed window to the side

### First Floor

#### Bedroom One

12'2" x 9'8" (3.73m x 2.97m)

Double glazed window to the front. Radiator. Storage boiler.

#### Bedroom Two

12'5" x 6'11" (3.81m x 2.11m)

Double glazed window to the rear. Radiator.

#### Bedroom Three

5'2" x 9'1" (1.60m x 2.79m)

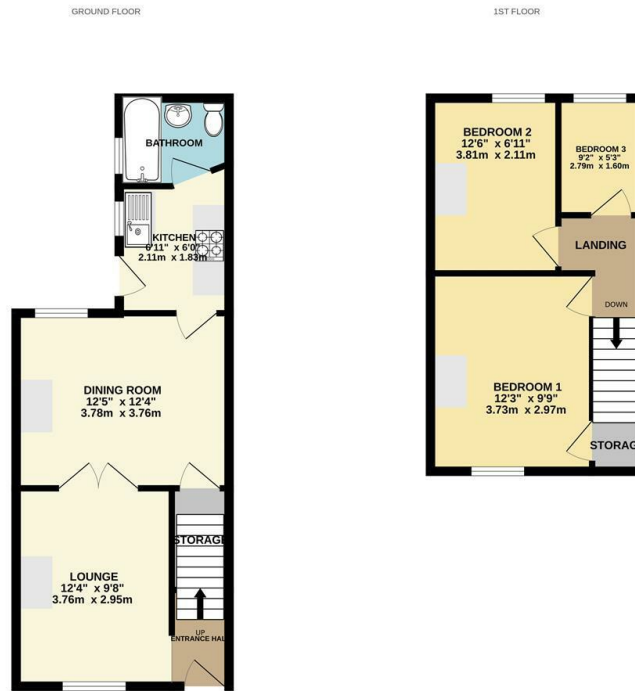
Double glazed window to the rear. Radiator.

### External

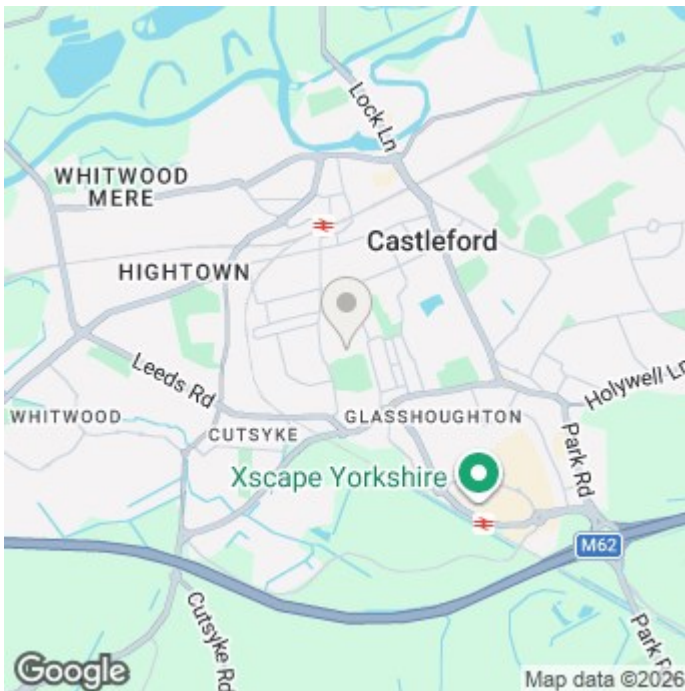
Externally the property offers a small garden to the front, while to the rear there is a low maintenance garden area with walled boundaries.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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. Made with Veluplex ©2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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