

## Beancroft Road, Castleford



Offers In Excess Of £160,000



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Situated on Beancroft Road in Castleford, this well-located residential property is offered with no onward chain, making it an ideal opportunity for first time buyers, investors, or that all important family home.

This property is in a convenient position being close to a range of local amenities, including shops and schools. Castleford town centre is a 5 min walk, offering additional retail options, cafes, and leisure facilities, while Junction 32 and Xscape Yorkshire provide further shopping, dining, and entertainment choices.

Excellent transport links enhance the appeal of the location. Castleford railway station provides regular services to Leeds and surrounding areas,



- No Onward Chain
- Close to Amenities
- Large Corner Style Plot
- Close to Station
- Single Garage
- Awaiting EPC
- Driveway
- Great First Home
- Investment Opportunity

Call **01777 285 111** to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

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

## Ground Floor

### Entrance Porch

Located to the rear of the property, this porch is a fantastic addition to the property giving you somewhere to take off those muddy boots after a winter's day walk. You also have another entrance to the property, this is situated to the front of the property.

### Kitchen/Dining Room

20'0" x 15'2" (6.10 x 4.63)

A spacious open plan kitchen/diner which is great for entertaining or keeping an eye on the children whilst you cook. With three external windows, this space welcomes natural light on a sunny day. With a large array of wall and base units, there is an abundance of room for storage. A good-sized dining space with ample room for a table & chairs. You will find room for additional storage in the cupboard under the stairs.

### Living Room

11'11" x 15'2" (3.65 x 4.63)

A comfortable sized room for you and your family to enjoy family night's, to entertain friends, this room also comprises of a bay window to the front of the property which would be perfect to put your Christmas tree for everyone to enjoy who walks by, there is a gas fire place with a surround, TV/Ariel point and an array of plug sockets.

## First Floor

### First Floor Landing

Access to all first floor accommodation.

### Bedroom One

11'1" x 16'0" (3.40 x 4.90)

A good sized main bedroom with a window overlooking the front garden & built in storage cupboard.

### Bedroom Two

12'0" x 8'4" (3.67 x 2.55)

Another great sized room, could be used as a dress room, man cave, a gym or simply another bedroom,

### Bathroom

6'5" x 7'3" (1.96 x 2.23)

A four-piece suite consisting of: bath, shower, WC, and wash hand basin. Radiator, extractor fan, and a window to the rear of the property.

### External

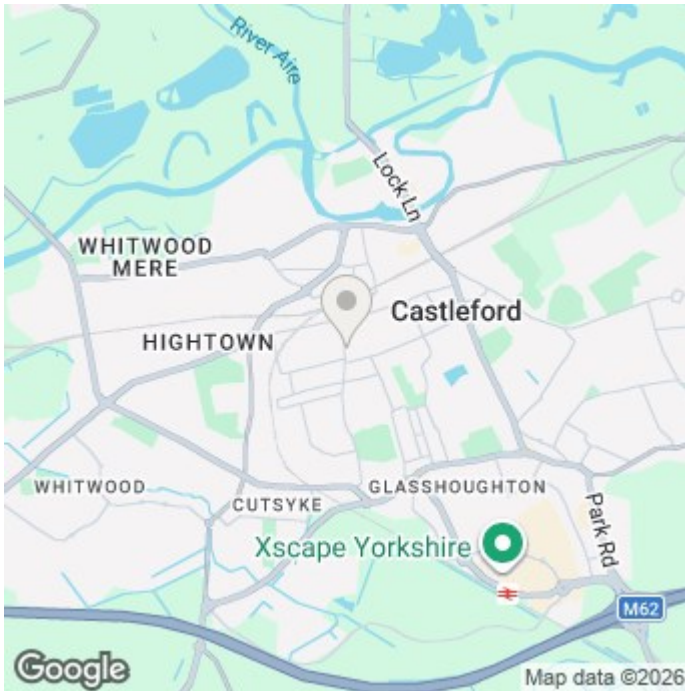
As an end terrace, this property benefits with a large 'corner plot style' garden. Mostly comprising of minimal maintenance hard standing with two access points to the front and side with gates to the rear providing access to the garage.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given. Made with Metropix 12026.



| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <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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