

Grafton Street, Castleford



Offers Over £100,000



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This property presents an exciting investment opportunity for those looking to make their mark in the property market. The layout offers a practical flow, allowing for easy living and the potential to personalise the space to suit your tastes. This house is not just a home; it is a project waiting to be transformed. With a little imagination and effort, you can unlock its full potential, making it a rewarding venture for both seasoned investors and first-time buyers alike. In summary, this terraced house on Grafton Street is a promising opportunity for those looking to invest in a property with room for improvement. Whether you are seeking a new home or a project to enhance, this property is well worth your consideration.



- CHAIN FREE PROPERTY
- Spacious Reception Room
- Good Sized Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heating
- EPC Grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Lounge

12'9" x 9'10" (3.90 x 3.01)

A good sized living space with a window overlooking the front of the property, 2 wall lights and a gas central heating radiator.

Kitchen/Diner

12'9" x 9'9" (3.90 x 2.99)

A well fitted kitchen with a range of both wall mounted and under counter cupboards and under stairs storage area. The kitchen is also fitted with plumbing for a washing machine, a window and door to the rear of the property and a gas central heating radiator.

Bedroom One

12'11" x 9'11" (3.94 x 3.03)

A good sized double bedroom with built in cupboards, a central heating radiator and a window overlooking the front of the property.

Bedroom Two

9'10" x 5'11" (3.01 x 1.81)

A good sized single bedroom with a central heating radiator and a window overlooking the rear of the property.

Family Bathroom

Fitted with a three piece suite consisting of a low flush WC, a wash hand basin and panelled bath with shower over. The bathroom is also fitted with a central heating radiator and a frosted window overlooking the rear of the property.

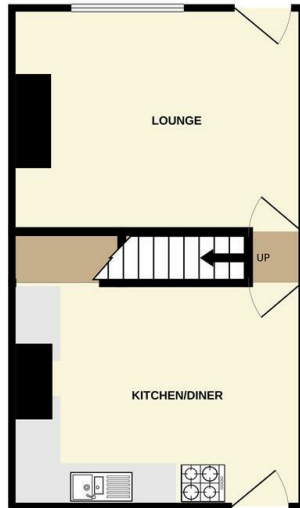
External

To the front the property abuts the footway. To the rear is an enclosed yard.

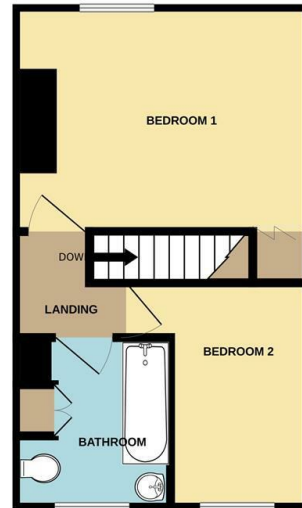


Floor Plan

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.

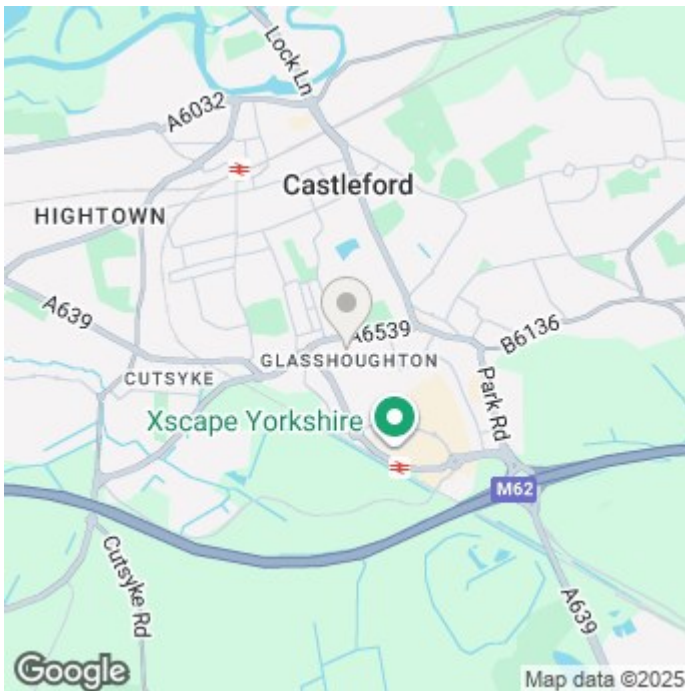


1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.




TOTAL FLOOR AREA: 540 sq.ft. (50.2 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		83
(69-80) C		
(55-68) D	64	
(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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