



CASTLE DWELLINGS

....because your home is your Castle !

Stanley Street, Pontefract



Offers Over £95,000



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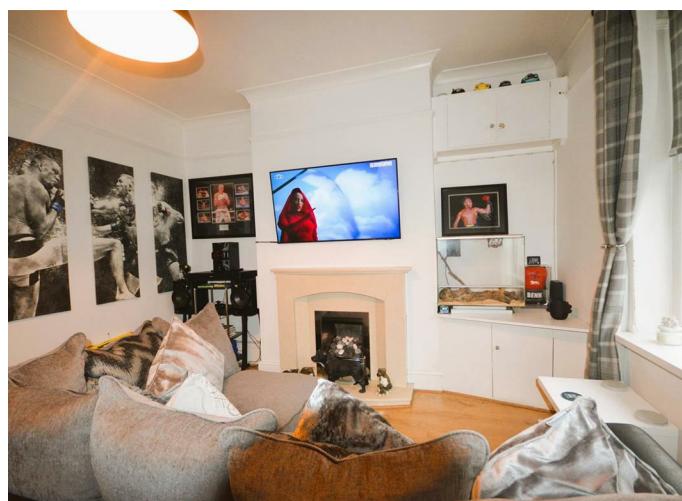


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Discover the epitome of comfortable living in this inviting two-bedroom mid-terrace house. Nestled in the heart of a vibrant community being close to Featherstone Town Centre and a stones throw away from local schools, doctors, supermarkets and other amenities, this home combines modern amenities with classic charm to offer you an unparalleled living experience. Whether you're a first-time buyer, a small family, or someone seeking an investment opportunity, this property welcomes you with open arms.



- Good Sized Lounge
- Dining/Kitchen
- Two Spacious Bedrooms
- Ground Floor Family Bathroom
- Rear Yard
- Gas Central Heating
- Double Glazed Throughout
- Investment Opportunity, Currently Rented at £575 PCM
- Council Tax Band A
- 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

12'0" x 12'5" (3.66 x 3.78)

Good sized reception room with telephone and television points, laminate flooring, gas central heated radiator and double glazed window to the front elevation.

Dining Kitchen

9'11" x 12'5" (3.02 x 3.78)

Stair case to first floor, entrance to the rear and bathroom. Wall and base units, plumbing for washing machine and laminate flooring. Double glazing and central heating.

Ground Floor Bathroom

5'5" x 6'10" (1.65 x 2.08)

W/c, hand wash basin, bath with shower over, splash back tiling, frosted uPVC and gas central heating.

Bedroom One

10'10" x 12'4" (3.30 x 3.76)

Double bedroom situated at the front of the property with double glazed window and a gas central heated radiator.

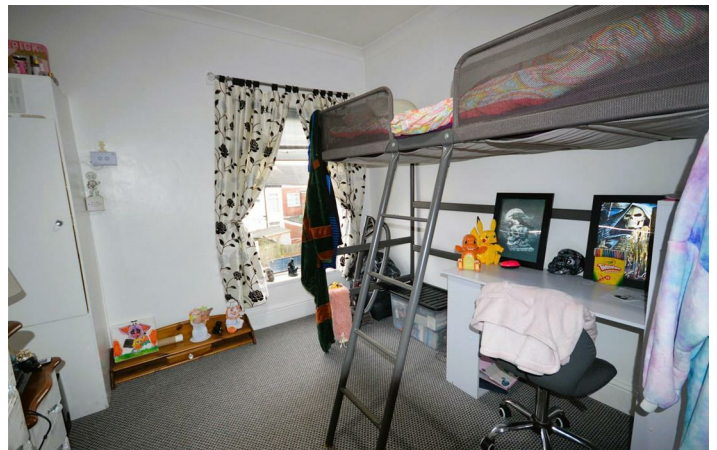
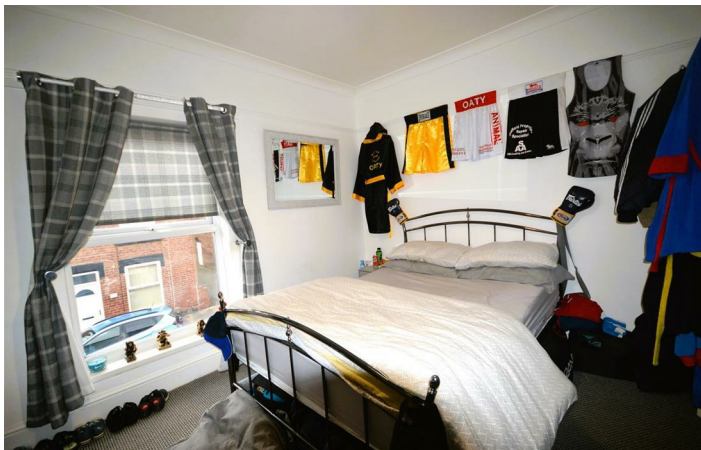
Bedroom Two

9'3" x 11'1" (2.82 x 3.38)

Double bedroom to the rear of the property with gas central heated radiator and double glazed window.

Rear Yard

Enclosed and gated rear yard.

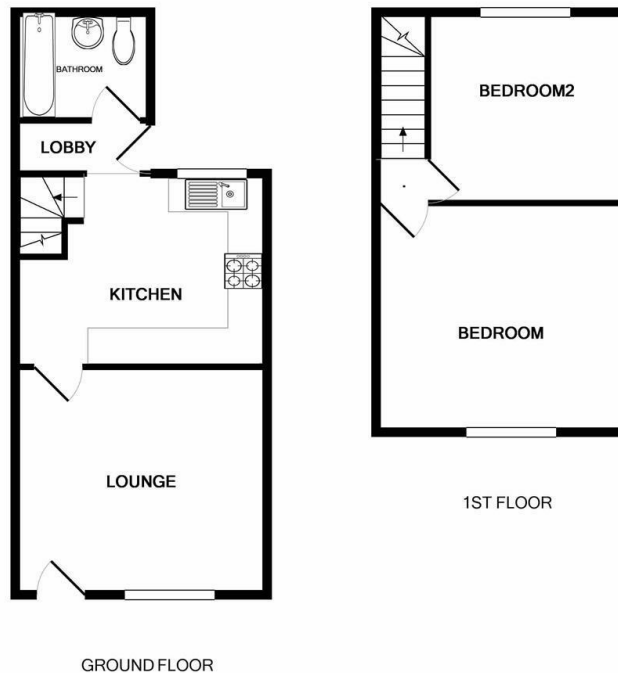


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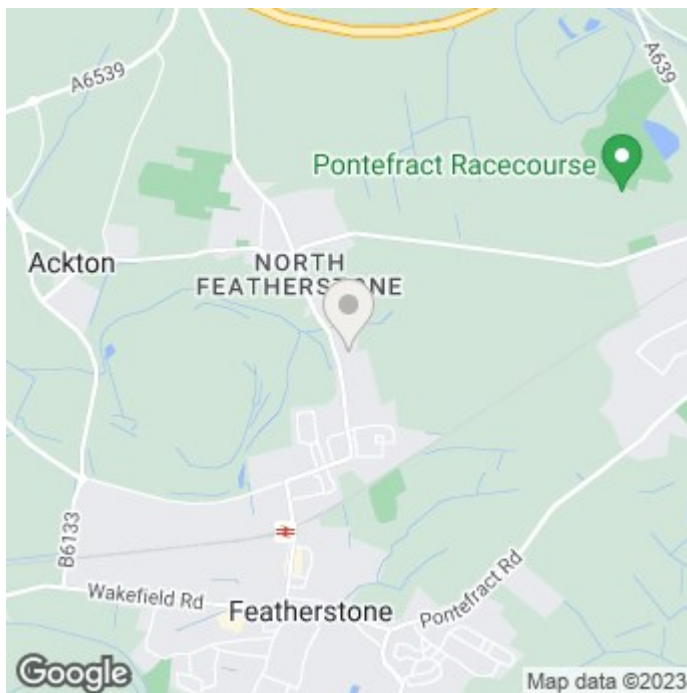


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C		
(55-68) D	60	80
(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.

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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