

## Roundhill Road, Castleford



**Offers In Excess Of £110,000**



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This terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. Situated in a vibrant community, residents will benefit from easy access to local amenities, schools, and transport links, enhancing the appeal of this lovely home. Whether you are looking to settle down or invest, this property on Roundhill Road is a wonderful choice that combines comfort, convenience, and charm. Don't miss the chance to make this house your home.



- Good sized living space
- Kitchen with plumbing for appliances
- One double bedroom with storage space
- One single bedroom
- Family bathroom
- Garden to the rear of the property
- On street parking
- EPC Grade D
- Council tax band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Lounge

13'1" x 12'2" (3.99 x 3.72)

A good sized lounge with laminate flooring, a wooden mantle piece and central heating.

### Kitchen

12'8" x 14'3" (3.87 x 4.36)

A good sized kitchen with undercounter cupboards, plumbing for a washing machine, electric oven and hob and under stairs storage and access to the basement.

### Bedroom One

12'9" x 12'2" (3.90 x 3.73)

A generously sized double bedroom with a storage cupboard and central heating

### Bedroom Two

14'5" x 7'0" (4.41 x 2.15)

A good sized single bedroom with central heating.

### Family Bathroom

5'3" x 9'2" (1.61 x 2.81)

With a three piece white suite consisting of low flush WC, wash hand basin with mixer tap, panelled bath with tiled surrounds.

### External

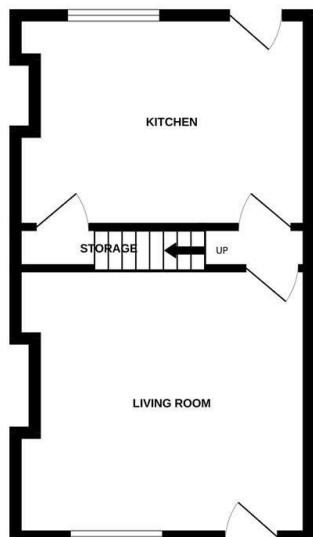
Garden to the rear of the property made up of artificial lawn space and a paved patio, perfect for entertaining with a view over the bowls green.



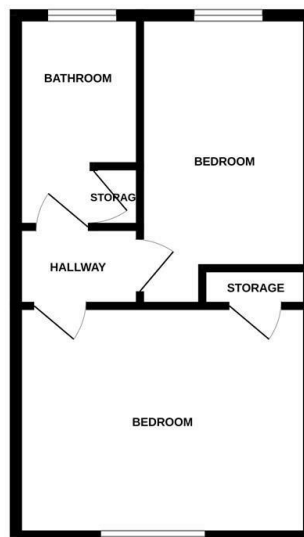


## Floor Plan

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

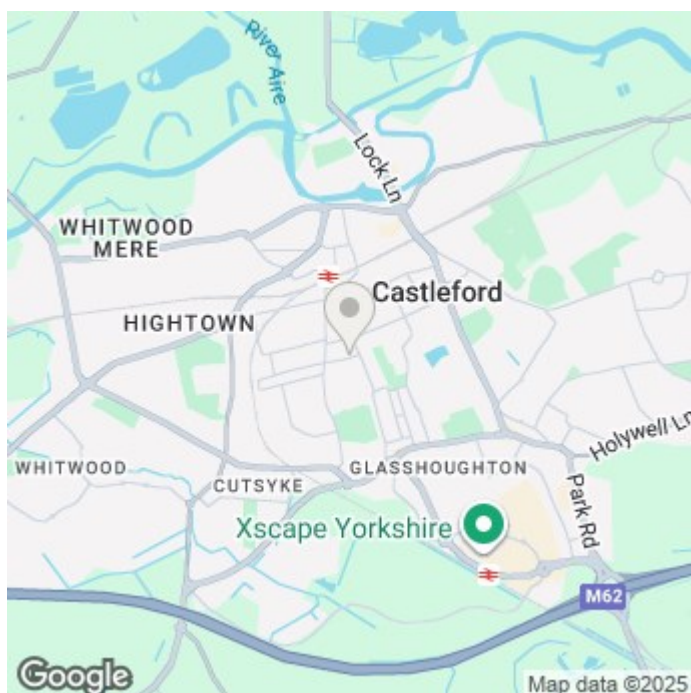


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.




TOTAL FLOOR AREA: 702 sq.ft. (65.2 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.  
Made with Mapbox (12/25)



## 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>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</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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