

## Camden Road, Castleford



£125,000



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Spacious two-bedroom semi-detached house in a popular Castleford location. Offers excellent potential for renovation, ideal for investors or first-time buyers looking to add value. Features off-street parking, a good-sized garden, and close proximity to local amenities and transport links. A great opportunity to create your ideal home. This property won't be available for long so early viewing is recommended.



- Two Bedroom Semi-Detached Home
- Off-Street Parking
- Lounge
- Kitchen Diner
- Two Double Bedrooms
- Family Bathroom
- Good Sized Garden with Great Potential
- Council Tax Band A
- EPC Grade to Follow

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

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

## Ground Floor

### Entrance Hall

8'0" x 3'9" (2.44 x 1.16)

Entrance in to the front VIA a UPVC external door, stairs to first floor accommodation and access to the living room.

### Lounge

14'9" x 11'6" (4.52 x 3.52)

This is a good sized room, has a wall mounted fire with a wooden surround, coved ceiling, a radiator and telephone point.

### Kitchen

13'10" x 7'9" (4.23 x 2.37)

This kitchen comprises of a single sink drainer with a mixer tap, wooden top surfaces, wall cupboards with drawers, there is plumbing for a washing machine, a back door which leads to the garden, central heating thermostat, there is also a window that looks out on to the back of the property.

## First Floor

### Landing

The landing provides access to the loft area and also has a window

### Bedroom 1

14'10" x 9'2" (4.53 x 2.81)

A lovely sized bedroom comprising of a window to the front overlooking the property, has laminate flooring and a radiator. There is also a cupboard ideal for storage.

### Bedroom 2

11'2" x 10'3" (3.42 x 3.14)

This bedroom is also of a good size, has a fitted wardrobe, an airing cupboard with a water cylinder, a rear window and a radiator.

### Bathroom

A good sized bathroom with a three piece suite consisting of: bath, over head shower, WC and wash hand basin.

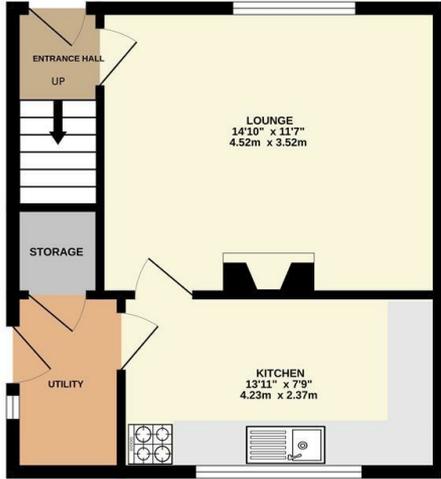
### External

To the rear of this property is a garden with so much potential, a good size, a walkway going through the middle, lawns to both sides, fenced all round, enclosed and private.

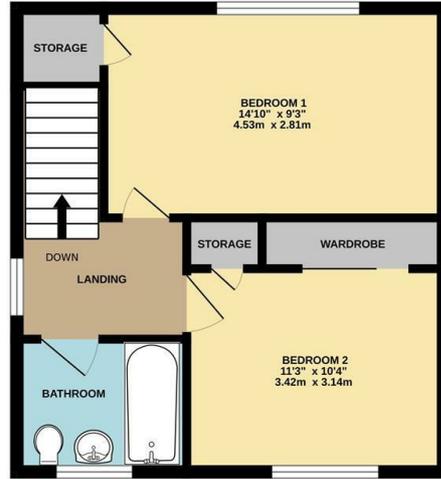


Floor Plan

GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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
<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>		

**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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