



CROWN

ESTATE AGENTS & LETTINGS SPECIALISTS

Smawthorne Lane, Castleford



Asking Price £150,000



3



1



2



53

BEING COMPETITIVELY PRICED TO SELL we offer for sale this good sized three bedroom mid terrace property. Offering two reception rooms, cellar and detached garage this home will be of interest to both first time buyers and young families. Well placed for easy access to the town centre and motorway networks.

We strongly recommend a viewing at your earliest convenience to avoid disappointment.



- Three bedrooms
- Modern Kitchen
- Two Reception Rooms
- Large Enclosed Rear Garden
- Single Detached Garage
- Cellar
- Close To Schools & Local Amenities
- EPC Grade E

Call **01977 600633** or **01977 285111** to view this property. For more details visit www.crownestateagents.com.

Crown Estate Agents, 39-41 Ropergate, Pontefract, WF8 1JY. In association with Castle Dwellings in Castleford and Leeds. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.

Entrance Hall

14'10" x 3'8" (4.52 x 1.12)

Entering through a wooden door the hallway leads onto the lounge, dining room and stairs to the first floor, there is a radiator, telephone point and laminate flooring.

Lounge

13'2" x 12'2" (4.01 x 3.71)

UPVC double glazed picture window over looking the front buffer garden. Laminate flooring Picture rail and cornice coving. Radiator and modern gas fire with hearth.

Kitchen

10'4" x 8'5" (3.15 x 2.57)

This modern fitted kitchen offers a single sink drainer with mixer tap, feature tile surround with fitted cupboards to higher and lower aspect. offering plumbing for a washing machine, electric cooker point with extractor hood and built in gas oven. The dark wood effect laminate flooring compliments the worktops, with large window to rear leading to the rear garden.

Master bedroom

10'10" x 10'1" (3.30 x 3.07)

Large carpeted double bedroom with UPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two

13'2" x 8'1" (4.01 x 2.46)

Large double bedroom boasting the original wood flooring with large fitted wardrobes. UPVC double glazed window to the front aspect with radiator.

Bedroom Three

13'1" x 6'7" (3.99 x 2.01)

Boasting the original wood flooring offers this good sized single bedroom with UPVC double glazed window to front aspect.

Family Bathroom

8'1" x 6'7" (2.46 x 2.01)

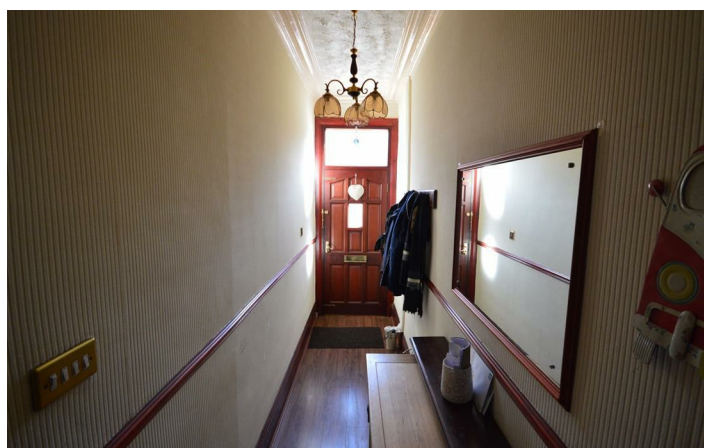
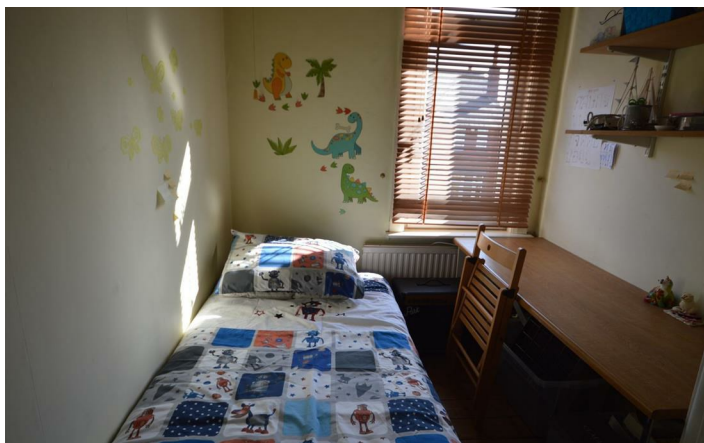
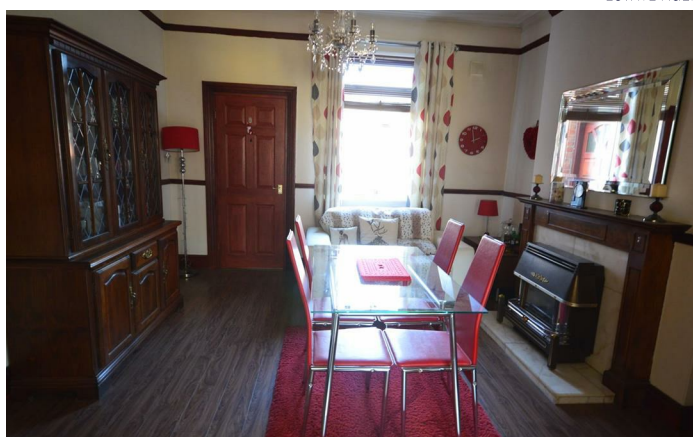
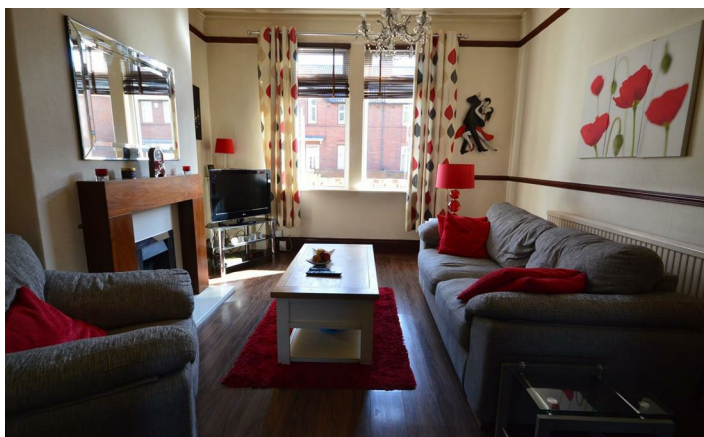
UPVC double glazed frosted glass window, three piece bathroom suite with low level flush wc, wash hand basin, shower over bath, part tiled walls, paneled bath side. The airing cupboard hosts the hot water cylinder.

Rear Garden

To the rear there is an enclosed and low maintenance garden with a single detached garage.

First Floor Landing

The larger than average landing leads you onto the three bedrooms and family bathroom.



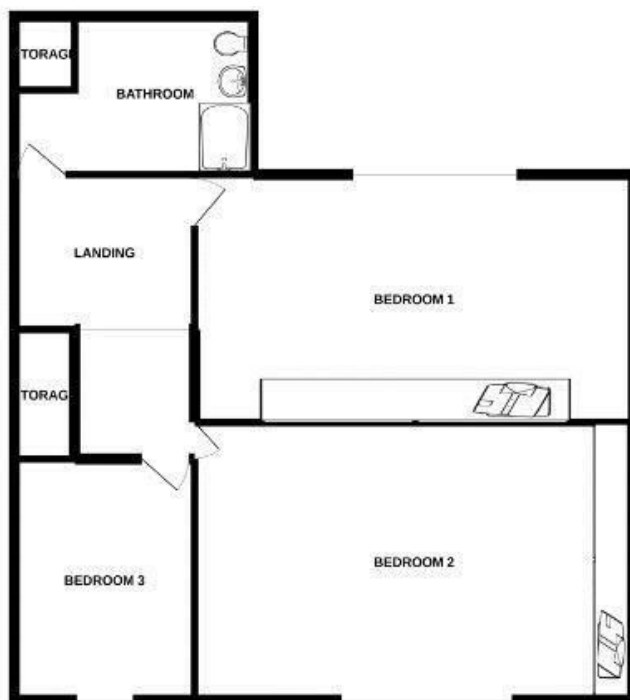
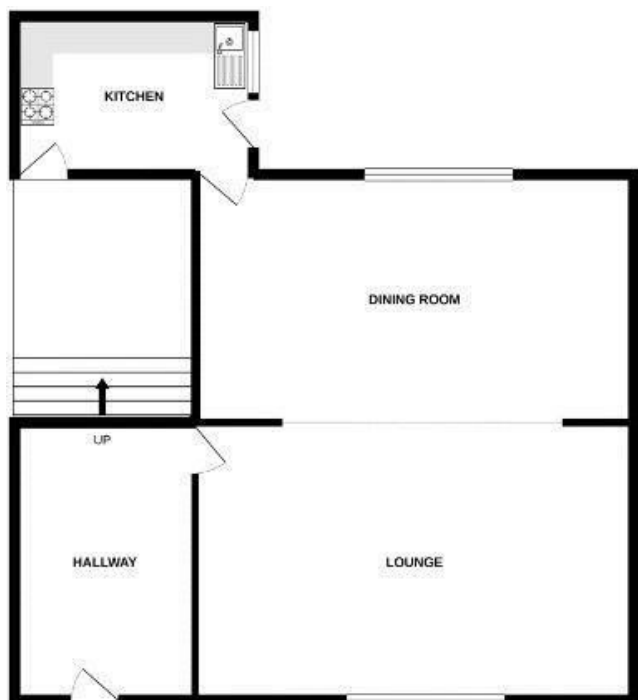
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Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	53	
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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