



# CROWN

## ESTATE AGENTS

### Marchant Street, Castleford



**Offers In Excess Of £280,000**



3



3



2



75

Crown are delighted to introduce to the open market this Three Bedroom Detached Family Home sat within a 0.2acre COMMERCIAL plot. Close to an array of local amenities, public transport links and motorways, this property would suit an array of different buyers with different requirements. With each bedroom having it's own en-suite bath/shower room, this property is perfect for the growing family, downsizers, families that have guests often or even investors looking to add something special to their portfolio. Viewing is highly recommended so you can really get a feel for this property and take in the real scope it has to offer.



- Detached Family Home
- Three Bedrooms
- Three Bathrooms
- Office
- Open Plan Living
- Large Garden
- Two Entrances
- Ground Floor Office Space
- Downstairs WC . Utility Room
- Council Tax Band E. Freehold

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

### Entrance

Entrance is to the side of the property through a modern UPVC door leading into the utility room

### Utility Room

6'9" x 6'2" (2.06 x 1.88)

A good sized utility room with a work top, cupboard under, sink and drainer, plumbing for washing machine and central heating boiler.

### Cloakroom

6'1" x 6'8" (1.87 x 2.05)

A really good sized cloakroom with a WC, wash hand basin, radiator and a window to the rear of the property.

### Kitchen/Living/Dining Room

26'7" x 21'1" (8.11 x 6.45)

This as an amazing open plan family space with an array of wall and base units, integrated appliances, gas range cooker, extractor fan, solid work tops, one normal and a large bay window(s) to the front of the property, laminate flooring, under cupboard lights, large American fridge, central heating radiators, plug sockets and TV Ariel point. This space is a perfect family space for day to day living but also, this space is very suited for hosting guests.

### Lounge

21'1" x 21'7" (6.43 x 6.59)

A comfortable warm lounge area with a feature gas fire, bay window, wall lights and central heating radiator. This space is separate from the open plan living area creating a peaceful getaway from the busy day to day life.

### Office

This office space is larger than normal which could be used as a fourth bedroom, play room or continued to be an office space with a lock on the door for extra security.

### Principle Bedroom/Suite

12'2" x 12'2" (3.73 x 3.72)

A light airy neutral room with an open plan en-suite. adjoining to the room. With windows to the front of the property flooding the room with an abundance of natural light.

### Bathroom

8'5" x 12'2" (2.59 x 3.71)

This large en-suite consists of a WC, vanity unit, bath with retractable shower head. This en-suite really does pack a punch with the 'wow' factor!

### Second Bedroom

12'8" x 11'0" (3.88 x 3.37)

A large double bedroom with fitted wardrobes, windows to the front of the property, central heating radiators and an open plan en-suite adjoining.

### Bathroom

5'10" x 8'4" (1.79 x 2.55)

A large en-suite with a three piece suite consisting of; WC wash hand basin and a shower. Towel drying radiator and tiled flooring.

### Third Bedroom

19'3" x 12'9" (5.89 x 3.90)

A large double bedroom with windows to the front and rear of the property, storage cupboard and an en-suite bathroom.

### Bathroom

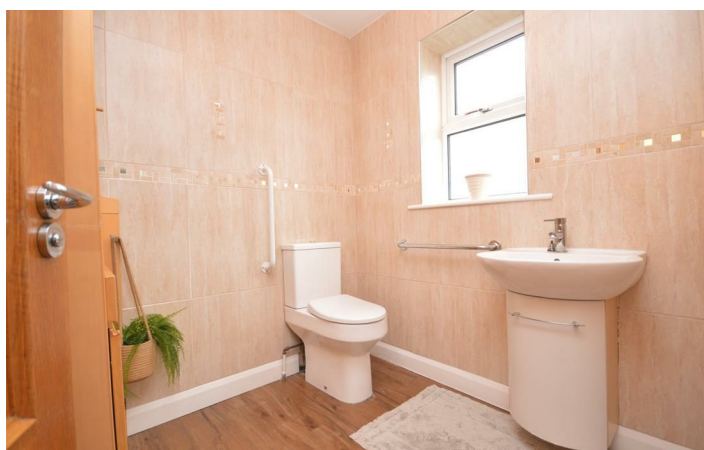
6'2" x 7'4" (1.89 x 2.25)

En-suite consisting of; WC, wash hand basin, towel drying radiator, shower and tiled floor.

### External

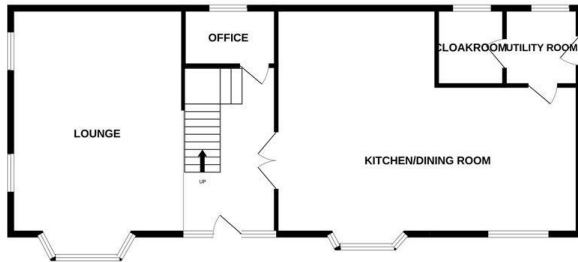
With two access point through metal double gates you could create an 'in and out' drive way that leads straight through and still have enough space to landscape the garden, build a garage/summer house/room (subject to planning) this garden really could be made in to something special.



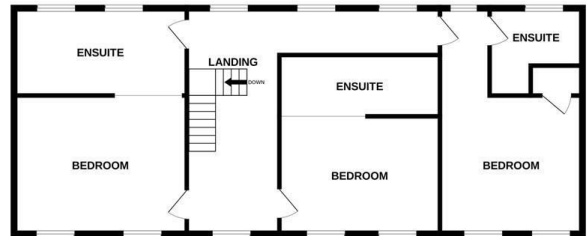


## Floor Plan

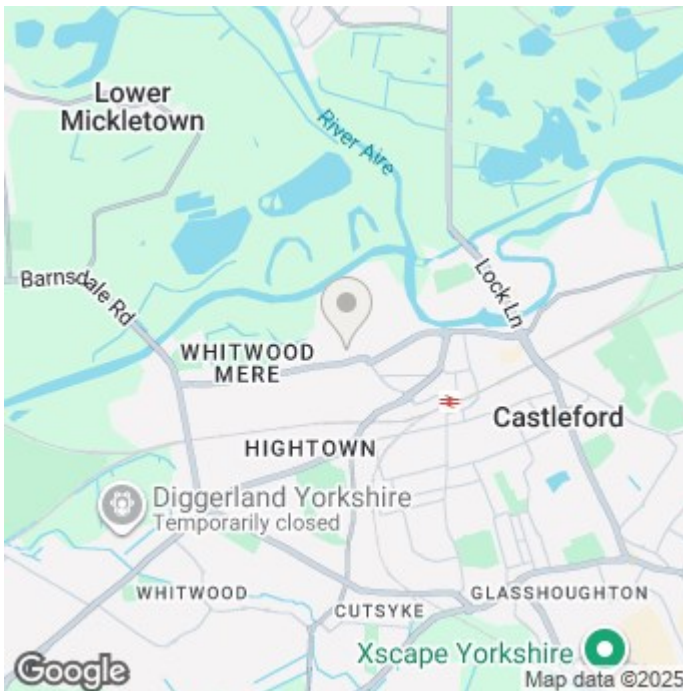
GROUND FLOOR




1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</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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