



CASTLE DWELLINGS

....because your home is your Castle!

Granville Street, Castleford



Asking Price £90,000



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*****NOT TO BE MISSED***** Close to Castleford town Centre is this fully modernized substantial end terrace property ideal for a **FIRST TIME BUYER** or an **INVESTOR** ****CALL TO ARRANGE A VIEWING TODAY!!****



- End Terrace
- Spacious Lounge
- Two First Floor Bedrooms
- Three Piece Bathroom
- Conservatory
- Garden To The Rear
- Gas Central Heating
- 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.



Cloakroom

7'0" x 2'11" (2.13 x 0.89)

With low flush wc and wash hand basin.

Lounge

13'5" x 12'1" (4.09 x 3.68)

With telephone and TV point, window to the front of the property, electric fireplace, gas central heated radiator and laminate flooring throughout.

Kitchen

10'0" x 8'10" (3.05 x 2.69)

With single sink drainer, mixer tap built in high gloss cupboards and work surfaces, tiled surround, built in gas hob, oven and complete with extractor hood.

Bedroom One

13'5" x 10'11" (4.09 x 3.33)

With built in wardrobe, window overlooking the front of the property, gas central heated radiator and carpet flooring.

Bedroom Two

14'1" x 4'2" (4.29 x 1.27)

With double glazed window, gas central heated radiator and carpet flooring throughout.

Family Bathroom

7'2" x 7'7" (2.18 x 2.31)

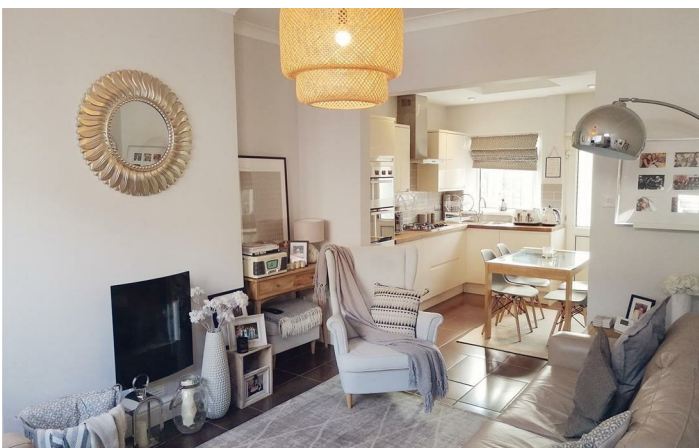
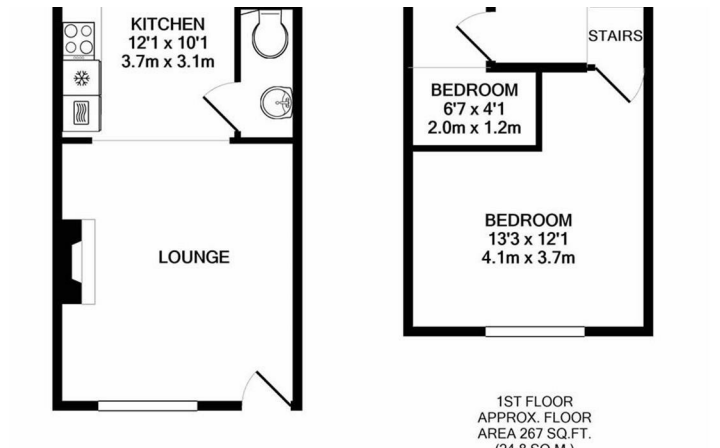
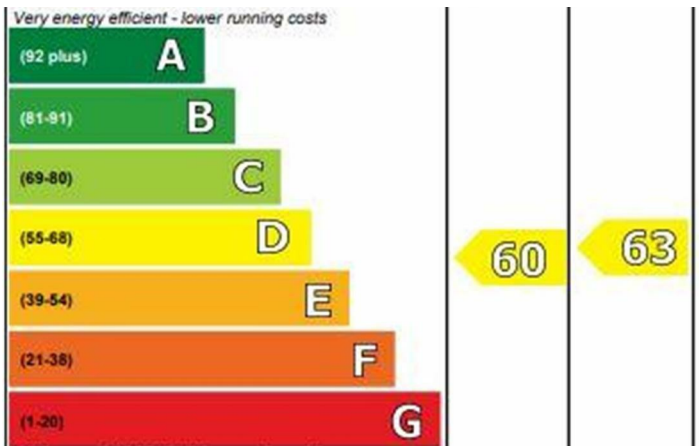
Complete with low flush wc, wash hand basin, tiled bath and surround, integral lights and heated towel rail.

Rear Garden

Spacious rear garden with gated access.

Floorplan

EPC

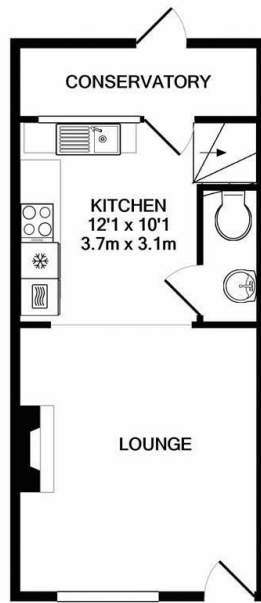


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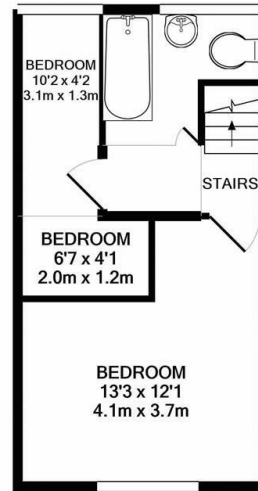
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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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