



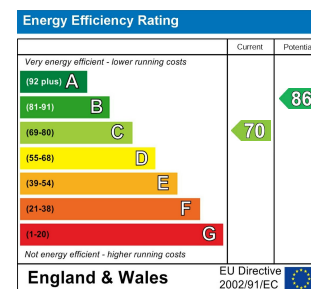
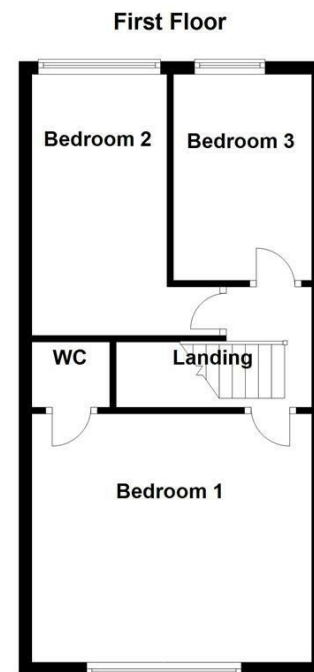
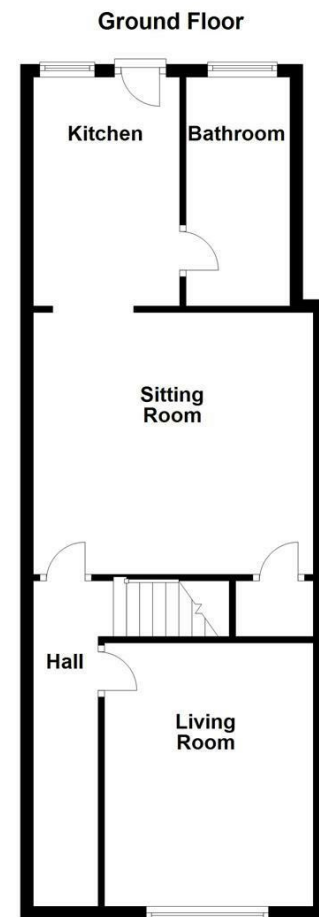
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29 Crowther Street, Castleford, WF10 5DD

For Sale Freehold Guide Price £135,000 - £140,000

Situated in Castleford is this well presented three bedroom mid terrace property benefitting from rear garden, UPVC double glazing and gas central heating.

The property briefly comprises of an entrance hall, living room, sitting room, kitchen and bathroom/w.c. The first floor landing leads to three bedrooms, with bedroom one having its own w.c. Externally there is a low maintenance rear garden with on street parking to the front.

The property is ideally located for all local shops and amenities including local schools. Main bus routes run to and from Castleford town centre and the M62 motorway is only a short drive away, perfect for those looking to commute further afield for work.

This property would make a superb first time home and a viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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ACCOMMODATION

ENTRANCE HALL

Access to the living room and sitting room. Staircase to the first floor.

LIVING ROOM

13'4" x 10'7" [4.08m x 3.24m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate floor and feature gas fireplace with wood surround and marble hearth. Currently used as a downstairs bedroom.



SITTING ROOM

14'6" x 13'3" [4.43m x 4.06m]

Feature gas fireplace with wood surround, wall lights to

one side, central heating radiator and built in storage cupboard under the stairs. Archway through to the kitchen.



KITCHEN

11'7" x 7'5" [3.55m x 2.27m]

UPVC door and double glazed window to the rear elevation. Fitted kitchen with an array of wooden wall and base units for storage with black laminate work tops, integrated oven and gas hob with cooker hood, space for a fridge/freezer, space for a washing machine, stainless steel sink and drainer with mixer tap and tiled splash back. Spotlights to the ceiling and access to the bathroom/w.c.

BATHROOM/W.C.

11'7" x 5'3" [3.55m x 1.61m]

UPVC double glazed frosted window to the rear elevation, four piece suite comprising corner shower cubicle with wall mounted shower, white bath suite with hot/cold tap, low flush w.c. and wash hand basin with mixer tap. Partially tiled walls, chrome style ladder radiator and spotlights to the ceiling.



FIRST FLOOR LANDING

Access to three bedrooms.

BEDROOM ONE

14'2" x 9'4" [4.34m x 2.85m]

UPVC double glazed window to the front elevation, central heating radiator and access to the w.c.



W.C.

3'11" x 3'3" [1.21m x 1.01m]

Low flush w.c. and wash hand basin with hot/cold tap.

BEDROOM TWO

10'0" x 6'10" [3.05m x 2.10m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

7'2" x 7'0" [2.19m x 2.15m]

UPVC double glazed window to the rear elevation and central heating radiator.

OUTSIDE

There is on street parking to the front and to the rear there is a low maintenance flagged yard with space for a storage shed with brick wall and gate surrounding.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.