



Stansfield Drive | Castleford | WF10 3DB

£150,000

Three bedroom semi-detached | Council Tax Band A | EPC Rating E

**Emsleys** | estate agents

\*\*\*NO CHAIN. VACANT POSSESSION. LARGE GARDEN. TWO RECEPTION ROOMS.\*\*\*

Located conveniently close to public transport links and local amenities. This property offers an excellent opportunity for buyers seeking a home to put their personal stamp on, as it currently requires some modernisation.

The home offers well-proportioned accommodation, including three bedrooms, a single bathroom, and two reception rooms. Ideal for sociable living and entertaining, the reception rooms provide ample space for relaxation and dining. The kitchen is functional, yet provides the perfect blank canvas for those looking to create their dream cooking space.

One of the highlights of this property is the inclusion of off-street parking, a feature that is highly sought-after in this area. Additionally, the house benefits from a garden, providing a tranquil outdoor space for enjoyment during the warmer months. Having electric storage heaters with a gas fire to the lounge and outbuildings proving useful storage via the vestibule side access.

This property will undoubtedly appeal to those who relish the chance to refurbish a home to their taste and specifications. Its convenient location, combined with its desirable features, makes this house a potential gem in the heart of its community.

Viewings are highly recommended to fully appreciate the potential this semi-detached house offers. Please contact us for more information or to arrange a viewing.

## Ground Floor

### Porch

### Hall

Lounge 3.58m x 4.15m (11'9" x 13'7")

Dining Room 3.07m x 3.40m (10'1" x 11'2")

Kitchen 3.07m x 2.64m (10'1" x 8'8")

## First Floor

### Landing

Bathroom 1.63m x 2.41m (5'4" x 7'11")

Bedroom 3.05m x 3.61m (10'0" x 11'10")

Bedroom 3.58m x 3.23m (11'9" x 10'7")

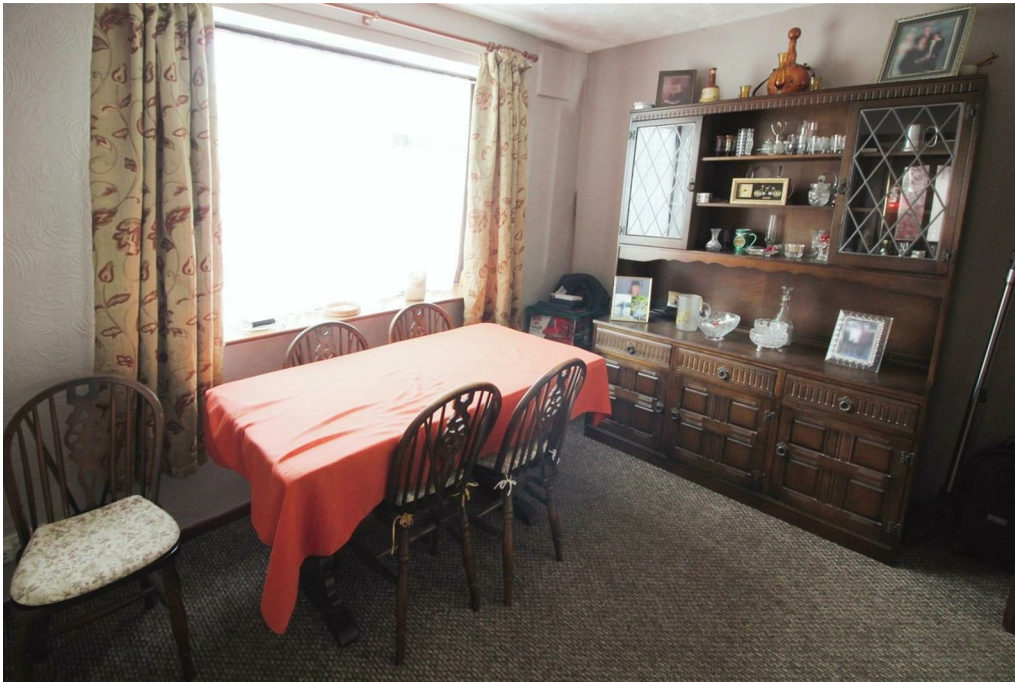
Bedroom 2.67m x 2.82m (8'9" x 9'3")

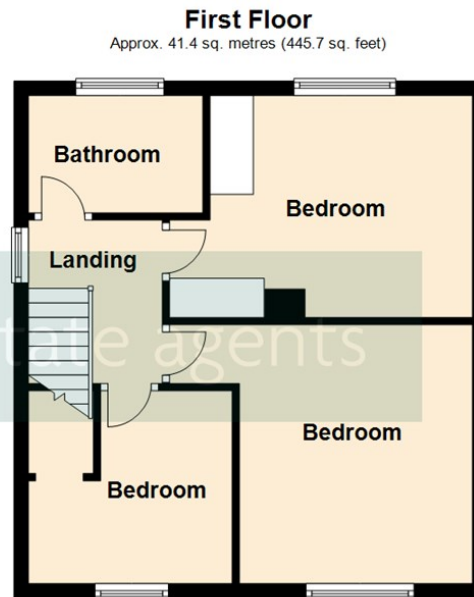
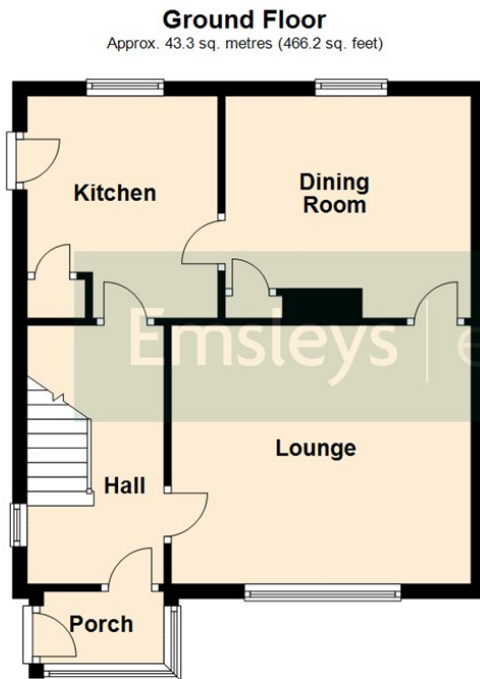
## Exterior

To the front is a lawn garden with double wrought iron gates accessing the concrete and flagged off road parking for one vehicle. There is a side entrance vestibule with outbuildings and further door to the rear enclosed garden, which is excellent in size with lawn and patio area, pond, plus bedding plants section.

## Agents notes

Emsleys solicitors are acting as executors on the property sale.





Total area: approx. 84.7 sq. metres (911.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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