

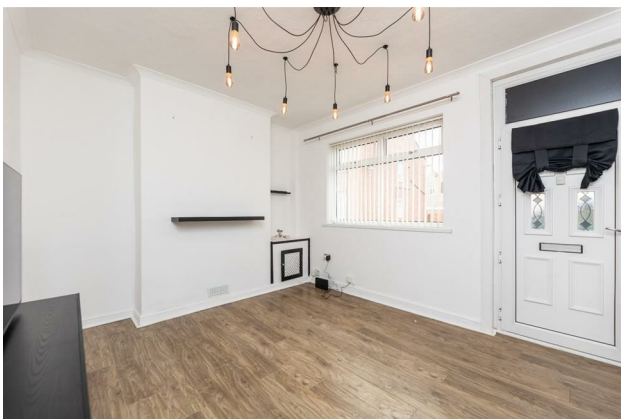
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60 Glebe Street, Castleford, West Yorkshire, WF10 4AW

Offers In Excess Of £130,000

Property Images



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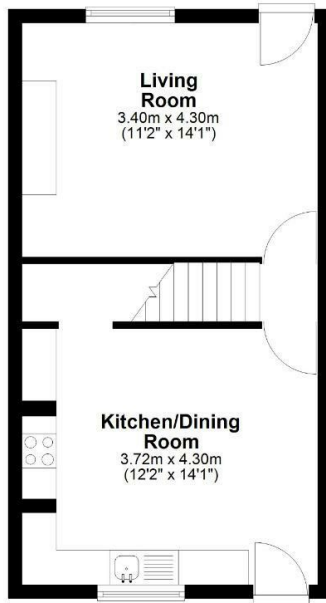


Floorplan



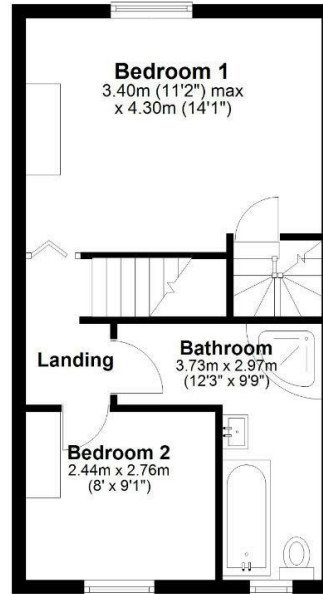
Ground Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



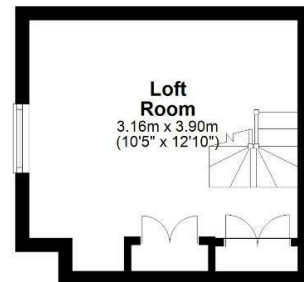
First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Second Floor

Approx. 13.9 sq. metres (149.7 sq. feet)

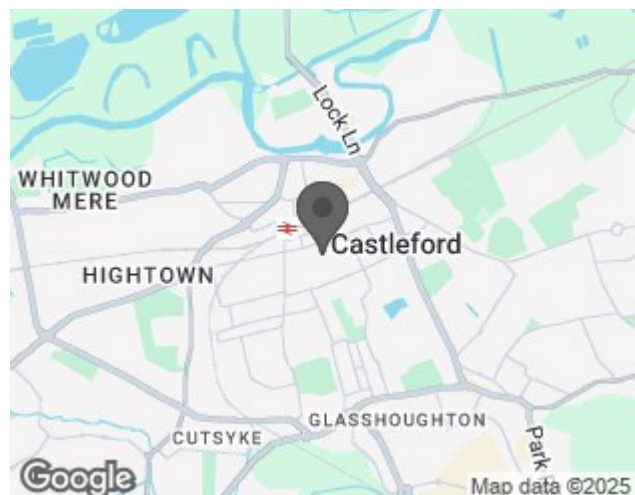


Total area: approx. 84.1 sq. metres (904.9 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

THE SETTING:

Castleford is a bustling market town with lots to offer. The centre is home to lots of amenities along with the Castleford Tigers Rugby stadium for those into sports. The public transport networks allow access to the neighbouring cities of Leeds and York within as little as 25 minutes and the A1(m) and M62 motorway links are there or thereabouts on the doorstep for those wishing to commute. Castleford has lots of primary and high schools, then just outside the town within a short drive you can be in the countryside at the nearby Fairburn Ings Nature Reserve. Ambler Street itself is within walking distance to the town centre and railway station, its ideally positioned for first time buyers and young families to be able to get to work and school easily which makes it such a popular place to live.

THE PROPERTY:

As you walk in you're greeted with a living room with large window allowing for lots of light, ample space for furniture and feature chimney breast wall. The staircase to the first floor runs up the middle of the property and the kitchen diner is to the rear of the property. The kitchen space features a large range of wood effect shaker style base and wall units with modern chrome handles. There are fitted appliances and complimentary worktops and tiling. There is ample space for a family dining table making it a great entertaining space, there are a pantry cupboard providing lots of extra storage. Access to the rear garden is via the kitchen diner. Upstairs are 2 bedrooms and the family bathroom. The master bedroom is a really great size and would comfortably fit a super king-size bed and lots of wardrobes, there is also a very handy storage cupboard. The second bedroom is a good sized single. A great selling point of this property is the loft room accessed off the master bedroom, featuring a large window allowing in lots of natural light, this would make a great dressing room, occasional bedroom, gaming room for children, craft room or space to work from home. The family bathroom is L shaped with corner shower cubicle, bath, basin and wc. In summary this property is ready to move into and has lots to offer a potential buyer.

OUTSIDE SPACE:

To the front of the property is on street parking and to the rear is a fully enclosed courtyard with Indian stone patio area perfect for dining al fresco during the summer months and artificial lawn great for children to play.

In summary this property really does have so much to offer. Viewing is essential so please call us to arrange a date and time!

Features

- ATTENTION LANDLORDS AND FIRST TIME BUYERS • SPACIOUS END TERRACED PROPERTY • 2 BEDROOMS PLUS LOFT ROOM • LARGE KITCHEN DINER • BATHROOM WITH SHOWER AND BATH • GREAT LOCATION • CLOSE TO TOWN CENTRE • COUNCIL TAX BAND A • FREEHOLD • EPC RATING E



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