

**Dawtrie Close, Castleford WF10 3ND** 



# welcome to

# **Dawtrie Close, Castleford**

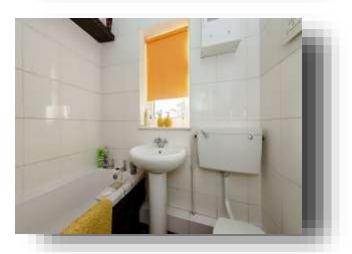
IDEAL for the FIRST TIME BUYER or BUY TO LET investor, this TWO bedroom semi detached home offers fantastic potential! Having GARDENS to both the front and rear, this property is NOT TO BE MISSED! So if you're READY TO FLY THE NEST or ADD to your PROPERTY PORTFOLIO, call us to view!













#### **Entrance Hall**

Having an entrance door to the front aspect and a double glazed window also to the front. Gas central heating radiator and stairs to the first floor landing.

## Lounge / Diner

10' 3"  $\max x$  19' 4"  $\max$  ( 3.12m  $\max x$  5.89m  $\max$  ) With a double glazed window to the front aspect and a double glazed window to the rear. Two gas central heating radiators.

#### Kitchen

6' 9" max x 9' 6" max ( 2.06m max x 2.90m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, space for a cooker, and plumbing for a washing machine. Useful under stair storage cupboard, double glazed window to the rear, a door to the side aspect and a gas central heating radiator.

## **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side and a gas central heating radiator.

### **Bedroom One**

14' 6"  $\max x$  9' 8"  $\max$  ( 4.42m  $\max x$  2.95m  $\max$  ) Double glazed window to the front aspect and a gas central heating radiator.

#### **Bedroom Two**

10' 4"  $\max x$  9' 4"  $\max$  ( 3.15m  $\max x$  2.84m  $\max$  ) Double glazed window to the rear aspect, built in storage cupboard, and a gas central heating radiator.

#### House Bathroom

Fitted with a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Part tiling, a gas central heating radiator and a double glazed window to the rear aspect.

#### Exterior

Set on a good size plot this home offers a garden to the front with low wall and fenced boundaries plus double gated access and some mature plants and shrubbery. To the rear is a further garden space with a lawn, mature plants and shrubbery and a coal shed to the side. The property is also fitted with CCTV to the front and side.





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# **Dawtrie Close, Castleford**

- Guide Price £120,000 £130,000
- Semi Detached Home
- Two Double Bedrooms
- Lounge / Diner
- Gardens To Front & Rear

Tenure: Freehold EPC Rating: C

# £120,000 - £130,000

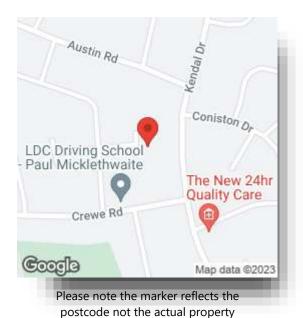


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