

**Ambler Street, Castleford WF10 4ED** 



# welcome to

# **Ambler Street, Castleford**

IF you've been searching for your FIRST HOME or an INVESTMENT PROPERTY, look no further! Now on the open market is this SUPERB mid terrace home set within a POPULAR street! With TWO DOUBLE BEDROOMS and an enclosed rear yard this is one NOT TO BE MISSED!













#### **Entrance Porch**

Having an entrance door to the front and an internal door to the lounge.

## Lounge

14' 3" max x 11' 1" max ( 4.34m max x 3.38m max ) With a double glazed window to the front aspect, a feature fire place with surround and hearth, gas central heating radiator and a door to the inner hall.

#### **Inner Hall**

Having stairs to the first floor landing and a door to the dining kitchen.

## **Dining Kitchen**

12' 7" max x 14' 2" max ( 3.84m max x 4.32m max ) Fitted with a range of both wall and base mounted units with complimentary work surfaces over. Includes a sink drainer, space for a gas cooker and plumbing for a washing machine and dishwasher. Part tiling, a useful under stair storage cupboard and a gas central heating radiator. Double glazed window to the rear aspect and a door leading out to the rear garden.

#### **Bedroom One**

14' 2" max x 11' 1" max ( 4.32m max x 3.38m max ) Double glazed window to the front, gas central heating radiator, built in storage cupboard and loft access hatch.

## **Bedroom Two**

7' 8" max x 12' 8" max ( 2.34m max x 3.86m max ) Double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Complete with a three piece bathroom suite which includes a bath with mixer tap and shower over, a wash hand basin and a low level flush w.c. Built in cupboard housing the gas central heating boiler, gas central heating radiator and a double glazed window to the rear.

#### Exterior

Externally the property has an enclosed yard to the rear with an outbuilding and single gated access.





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# **Ambler Street, Castleford**

- Guide Price £110,000 £120,000
- Mid Terrace Home
- Two Double Bedrooms
- Perfect First Time Buy
- Rear Yard With Out Building

Tenure: Freehold EPC Rating: D

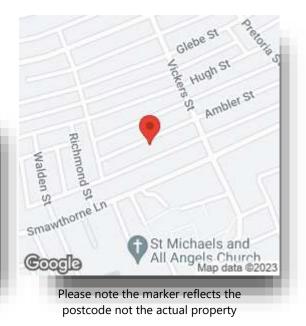
guide price

£110,000 - £120,000









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