



Smawthorne Lane, Castleford WF10 4ET

welcome to

Smawthorne Lane, Castleford

SEARCHING for your NEXT INVESTMENT or FIRST HOME? At a Guide Price of £140,000 - £150,000 this is a fantastic opportunity to buy close to Castleford town centre. Offering THREE good size bedrooms and TWO RECEPTION ROOMS this is a SUPERB mid terrace property!



Entrance Hall

Having an entrance door to the front and stairs to the first floor landing.

Lounge

10' 10" max x 13' 2" max (3.30m max x 4.01m max)

Having a double glazed window to the front aspect, a feature fire place with a gas fire, and a gas central heating radiator.

Dining Room

14' 8" max x 13' 2" max (4.47m max x 4.01m max)

Double glazed window to the rear aspect, a fire place with an electric fire, plus a gas central heating radiator.

Kitchen

6' 3" max x 10' 8" max (1.91m max x 3.25m max)

Complete with a range of both wall and base units with complimentary work surfaces over, also includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a double glazed window to the side aspect.

Bedroom One

13' 1" max x 11' 4" max (3.99m max x 3.45m max)

Double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

8' 6" max x 10' 7" max (2.59m max x 3.23m max)

Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

10' 7" max x 5' 11" max (3.23m max x 1.80m max)

Double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Equipped with a four piece bathroom suite which includes a corner bath, wash hand basin, a low level flush w.c, and a corner shower cubicle. Gas central heating radiator, built in cupboard housing the gas central heating boiler, and a double glazed window to the side aspect.

Exterior

Externally the property has an enclosed rear yard with gated access, and out door tap and useful outbuilding.



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Smawthorne Lane, Castleford

- Guide Price £140,000 - £150,000
- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- No Chain

Tenure: Freehold EPC Rating: Awaiting

guide price

£140,000 - £150,000



view this property online [williamhbrown.co.uk/Property/CAF112496](https://www.williamhbrown.co.uk/Property/CAF112496)

Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112496 - 0004

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