



Castleford Road, NORMANTON WF6 2HA

welcome to

Castleford Road, NORMANTON

MOVING ON UP? At a Guide Price of £140,000 - £150,000 could this be the PERFECT HOME for you? IDEAL for the first time buyer, this TWO BEDROOM mid terrace also includes an additional LOFT ROOM as well as TWO RECEPTION ROOMS and a rear garden space which currently provides OFF STREET PARKING!



Entrance Hall

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

Lounge

14' 7" max x 10' 4" max (4.45m max x 3.15m max)

With a double glazed bay window to front aspect, a wall mounted electric fire and a gas central heating radiator.

Dining Room

13' 11" max x 14' max (4.24m max x 4.27m max)

Having a double glazed window to the rear aspect, a gas central heating radiator and a door to the cellar.

Kitchen

8' 7" max x 6' 7" max (2.62m max x 2.01m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven and hob with tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine and an under counter fridge. Double glazed window to the side and a door to the side.

Bedroom One

12' 3" max x 14' 7" max (3.73m max x 4.45m max)

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

Bedroom Two

6' 6" max x 13' 2" max (1.98m max x 4.01m max)

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

House Bathroom

Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin with an LED mirror above and a low level flush w.c. Also includes a built in storage cupboard and a double glazed window to the rear.

Loft Room

13' 9" max x 17' 8" max (4.19m max x 5.38m max)

Set to the second floor and having a double glazed window to the rear, power, lighting and a built in boiler cupboard.

Exterior

Externally the property has a buffer garden to the front aspect while to the rear is an enclosed garden space mostly laid to tarmac and with double gated access and an outdoor tap.



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Castleford Road, NORMANTON

- Guide Price £140,000 - £150,000
- Mid Terrace Home
- Two Bedrooms
- Two Reception Rooms
- Additional Loft Room

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £150,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112879 - 0004

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