



**Longacre, Castleford WF10 5AH**

**welcome to**

**Longacre, Castleford**

If you're searching for THE PERFECT FIRST TIME BUYER HOME, then look no more! At a guide price of £150,000 - £160,000 this IMMACULATE and much loved mid terrace is one to view! With TWO DOUBLE BEDROOMS, a superb dining kitchen with UTILITY ROOM plus an enclosed rear garden, could this be THE ONE?





### **Entrance Hall**

Having the entrance door to the front and stairs to the first floor accommodation.

### **Lounge**

9' 3" max x 12' 10" max ( 2.82m max x 3.91m max )

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

### **Dining Kitchen**

12' 8" max x 12' 9" max ( 3.86m max x 3.89m max )

Comprising of a fitted kitchen with a range of both wall and base mounted units with complimentary work surfaces over. Includes an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes an integrated dish washer, space for a fridge freezer, a butler sink with mixer tap, and a gas central heating radiator. Double glazed French doors leading out to the rear garden, ceiling spotlights and a door to the utility room.

### **Utility Room**

6' 6" max x 7' 9" max ( 1.98m max x 2.36m max )

Fitted with a stainless steel sink and drainer, plumbing for a washing machine and space for a dryer. Gas central heating boiler, a gas central heating radiator and a double glazed window to the side aspect.

### **First Floor Landing**

With stairs rising from the ground floor and having built in storage.

### **Bedroom One**

13' 5" max x 12' 9" max ( 4.09m max x 3.89m max )

With two double glazed windows to the front aspect, wardrobes, a built in cupboard with access hatch to the loft space, and a gas central heating radiator.

### **Bedroom Two**

8' 10" max x 11' 10" max ( 2.69m max x 3.61m max )

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

### **House Bathroom**

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage units, and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the side.

### **Exterior**

Externally the property has a buffer garden to the front while to the rear is a enclosed garden space with a decked seating area, an artificial lawn, and a pathway leading to the single access gate.



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## Longacre, Castleford

- Guide Price £150,000 - £160,000
- Mid Terrace Home
- Two Double Bedrooms
- Immaculately Presented Throughout
- Modern Kitchen With Utility Room

Tenure: Freehold EPC Rating: Awaiting

guide price

**£150,000 - £160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must read the specific sale particulars. Powered by www.houseagent.com



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Property Ref:  
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