

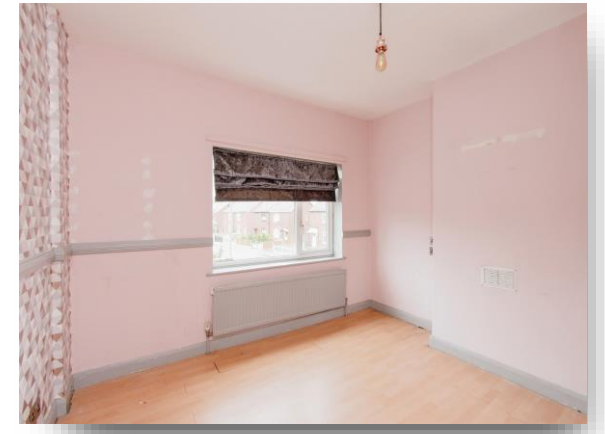


**Rawgate Avenue, Castleford WF10 1QB**

**welcome to**

**Rawgate Avenue, Castleford**

READY to FLY THE NEST or are you looking to INVEST? Then take a look at this SPACIOUS semi detached home which is for sale with NO CHAIN at a Guide Price of £150,000 - £160,000 and includes TWO RECEPTION ROOMS plus Gardens, a DRIVEWAY, GARAGE and an enclosed REAR GARDEN. Viewing is a MUST!



### **Entrance Hall**

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

### **Lounge**

11' 8" max x 10' 7" max ( 3.56m max x 3.23m max )

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

### **Side Entrance Hall**

having an entrance door to the side and a useful under stair storage cupboard.

### **Kitchen**

5' 8" max x 17' 6" max ( 1.73m max x 5.33m max )

Comprising of a fitted kitchen with a range of both wall and base units with both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, splash back and a cooker hood unit over. Also has a gas central heating radiator, two double glazed windows to the rear and a double glazed window to the side.

### **Dining Room**

13' 6" max x 11' 6" max ( 4.11m max x 3.51m max )

Having a double glazed window to the front 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, a gas central heating radiator and a loft access hatch.

### **Bedroom One**

11' 2" max x 10' 7" max ( 3.40m max x 3.23m max )

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

### **Bedroom Two**

11' 7" max x 11' 6" max ( 3.53m max x 3.51m max )

With a double glazed window to the front aspect, a built in boiler cupboard, and a gas central heating radiator.

### **Bedroom Three**

8' 9" max x 7' 9" max ( 2.67m max x 2.36m max )

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

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a gas central heating radiator and a double glazed window to the rear.

### **Exterior**

Externally the property has a paved driveway to the front with double gated access allowing for off street parking. To the rear is a further garden space with a lawn, a flagstone patio area and a separate garage.



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welcome to

## Rawgate Avenue, Castleford

- Guide Price £150,000 - £160,000
- Double Fronted Semi Detached Home
- No Chain
- Three Bedrooms
- In Need Of Some Updating

Tenure: Freehold EPC Rating: C

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 areas), coverings 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 rely upon its own inspections. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113064 - 0003

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