



**Lister Street, Castleford WF10 1LL**

**welcome to**

**Lister Street, Castleford**

SEARCHING for your FIRST HOME? At a Guide Price of £120,000 - £130,000 we may have just found it for you! With TWO BEDROOMS, this superb home is CLOSE to Castleford town centre and includes a kitchen with a UTILITY ROOM, a GROUND FLOOR W.C plus a rear GARDEN!



### **Lounge**

14' 11" max x 12' 2" max ( 4.55m max x 3.71m max )

Having the entrance door to the front aspect, a double glazed window also to the front, and a gas central heating radiator.

### **Kitchen**

7' 9" max x 9' max ( 2.36m max x 2.74m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, and an under stair storage cupboard.

### **Utility Room**

8' 10" max x 6' 6" max ( 2.69m max x 1.98m max )

Equipped with wall and base units and a work surfaces, a gas central heating radiator and a double glazed window to the rear.

### **W.C**

Equipped with a wash hand basin, a low level flush w.c and a double glazed window to the rear.

### **Bedroom One**

12' 2" max x 12' 1" max ( 3.71m max x 3.68m max )

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

### **House Bathroom**

Fitted with a four piece bathroom suite which includes a bath with mixer taps a shower cubicle, a wash hand basin and a low level flush w.c. Also has a double glazed windows to the front and rear plus a gas central heating radiator.

### **Bedroom Two**

10' 9" max x 9' max ( 3.28m max x 2.74m max )

Double glazed window to the front aspect, a cupboard housing the gas central heating boiler, and a gas central heating radiator.

### **Garage**

17' max x 10' 7" max ( 5.18m max x 3.23m max )

Having an up and over door, power and lighting.

### **Exterior**

Externally the property has an enclosed garden to the rear, with a patio seating area, a raised lawn and gated access.



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## Lister Street, Castleford

- Guide Price £120,000 - £130,000
- End Terrace Home
- Two Bedrooms
- Kitchen With Utility Room
- Ground Floor W.C

Tenure: Freehold EPC Rating: D

guide price

**£120,000 - £130,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CAF112888 - 0002

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