



**Smawthorne Grove, Castleford WF10 5AT**



**welcome to**

**Smawthorne Grove, Castleford**

ARE YOU a young FAMILY BUYER? Looking to live in a POPULAR residential location? Well, now YOU CAN! At a Guide Price of £125,000 - £135,000 this three bedroom mid terrace also offers TWO RECEPTION ROOMS, and a GOOD SIZE rear garden PERFECT for entertaining!



### **Entrance Hall**

Having the entrance door to the front aspect, and a gas central heating radiator..

### **Lounge**

10' 9" max x 11' 9" max ( 3.28m max x 3.58m max )  
Double glazed window to the front aspect, a gas central heating radiator and a built in cupboard housing the fuse box.

### **Dining Room**

12' 7" max x 14' 7" max ( 3.84m max x 4.45m max )  
Featuring a double glazed window to the rear, a gas central heating radiator and a useful under stair storage cupboard.

### **Kitchen**

6' 6" max x 9' 1" max ( 1.98m max x 2.77m 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 with a gas hob, tiling to the splash areas and a cooker hood over. Also includes a built in under counter fridge and freezer, and plumbing for a washing machine. Gas central heating radiator, a double glazed window to the rear and a door leading out to the rear garden space.

### **Bedroom One**

14' 7" max x 10' 9" max ( 4.45m max x 3.28m max )  
Having a double glazed window to the front, a gas central heating radiator and built in cupboard with an access hatch to the boarded loft.

### **Bedroom Two**

12' 1" max x 11' 8" max ( 3.68m max x 3.56m max )  
Double glazed window to the rear, a built in boiler cupboard and a gas central heating radiator.

### **Bedroom Three**

6' 7" max x 9' 2" max ( 2.01m max x 2.79m max )  
Double glazed window to the rear 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 heated towel rail and a double glazed window to the rear.

### **Exterior**

Externally the property has an enclosed garden to the rear featuring a decked area, rubber chipping to the play area, plus an additional area laid to gravel.



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welcome to

## Smawthorne Grove, Castleford

- Guide Price £125,000 - £135,000
- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Perfect For The Young Family Buyer

Tenure: Freehold EPC Rating: D

guide price

**£125,000 - £135,000**



**view this property online** [williambrown.co.uk/Property/CAF113096](http://williambrown.co.uk/Property/CAF113096)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CAF113096 - 0002

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