



**St. Marys Court, Allerton Bywater Castleford WF10 2AZ**

**welcome to**

**St. Marys Court, Allerton Bywater Castleford**

IN NEED of some MODERNISATION, this much loved home is now ready for you to view! Offering TWO DOUBLE BEDROOMS, this semi detached property also has a CONSERVATORY, a CONVERTED GARAGE, driveway for off street parking and LOW MAINTENANCE gardens!



### **Entrance Porch**

Having a door to the front aspect, a window also to the front and a window to the side. Internal door leading to the entrance hall.

### **Entrance Hall**

With the entrance door to the front aspect, a gas central heating radiator, a useful under stair storage cupboard, and stairs to the first floor landing.

### **Dining Kitchen**

7' 9" max x 12' 6" max ( 2.36m max x 3.81m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, a gas cooker point, plumbing for a washing machine, space for a fridge freezer, gas central heating radiator and a double glazed window to the front aspect.

### **Lounge**

11' 9" max x 14' 5" max ( 3.58m max x 4.39m max )

Having a feature fire place with an electric fire and hearth, patio doors leading through to the conservatory, and a gas central heating radiator.

### **Conservatory**

8' 9" max x 13' 1" max ( 2.67m max x 3.99m max )

With windows to the side and rear, plus a door to rear 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 loft access hatch and built in storage.

### **Bedroom One**

9' 3" max x 12' 3" max ( 2.82m max x 3.73m max )

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

### **Bedroom Two**

8' 8" max x 12' 6" max ( 2.64m max x 3.81m max )

Includes a double glazed window to the rear, fitted wardrobes, dressing table and drawers, plus a gas central heating radiator.

### **House Bathroom**

Fitted 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.

### **Exterior**

Externally the property has a paved garden space to the front and a driveway for off street parking while to the rear is a further paved garden with also includes a garden shed and some mature plants and shrubbery.

### **Garage Conversion**

Equipped with a shower cubicle, a wash hand basin and separate w.c. Also Includes a gas central heating radiator, double doors to the front, a door to the rear, a window to the rear and a door also to the rear.



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welcome to

## St. Marys Court, Allerton Bywater Castleford

- Semi Detached Home
- Two Double Bedrooms
- Conservatory
- No Chain
- Garage Converted To A Shower Room

Tenure: Freehold EPC Rating: Awaited

# £200,000



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Property Ref:  
CAF113176 - 0003

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