



Smawthorne Avenue, Castleford WF10 5BG

welcome to

Smawthorne Avenue, Castleford

LOOKING TO FLY THE NEST? PERHAPS you're wanting to INVEST? At a Guide Price of £120,000 - £130,000 this end terrace home is for sale WITH / WITHOUT a tenant in situ and is READY FOR YOU TO VIEW! Offering TWO DOUBLE BEDROOMS property also includes a REAR GARDEN and OFF STREET PARKING!



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

Lounge

11' 4" max x 12' 2" max (3.45m max x 3.71m max)

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

Dining Kitchen

13' 3" max x 15' 1" max (4.04m max x 4.60m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over . Includes a one and half bowl stainless steel sink and drainer, space for a cooker with a splash back and a cooker hood over. Also Includes plumbing for a washing machine, a gas central heating radiator, a double glazed window to the rear and a door to the rear.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft with a pull down ladder.

Bedroom One

15' 1" max x 12' 2" max (4.60m max x 3.71m max)

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

Bedroom Two

8' 10" max x 13' 4" max (2.69m max x 4.06m 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, an extractor fan, a built in cupboard and a double glazed window to the rear.

Exterior

Externally the property has a low maintenance paved garden space to the rear with a decked seating area and a lawn. The property also includes a driveway to the side for off street parking.



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Smawthorne Avenue, Castleford

- Guide Price £120,000 - £130,000
- End Terrace Home
- Two Double Bedrooms
- With / Without Tenant in Situ
- Rear Garden

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:
CAF112814 - 0003

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