

Mike  
**Dobson**



**99 Leeds Road**

Allerton Bywater, Castleford, WF10 2HB

**£235,000**

# 99 Leeds Road

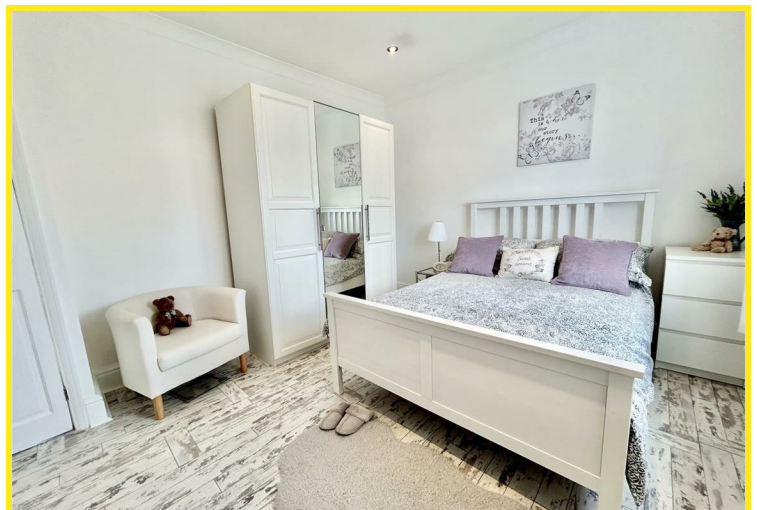
Nestled in the charming area of Allerton Bywater, Castleford, this traditional semi-detached house on Leeds Road is a true gem waiting to be discovered. As you step inside, you are greeted by a beautifully presented interior boasting one reception room, two cosy bedrooms, and a modern fitted dining kitchen complete with built-in oven, hob, and extractor.

The property features a modern white bathroom suite, perfect for unwinding after a long day. With the convenience of gas central heating, you can stay warm and comfortable throughout the seasons.

One of the highlights of this lovely home is the larger rear garden, facing south to capture the sunshine all day long, with a gate leading to a further garden area at the bottom. Imagine enjoying your morning coffee on the patio seating area or hosting a barbecue on the lush lawn - the possibilities are endless.

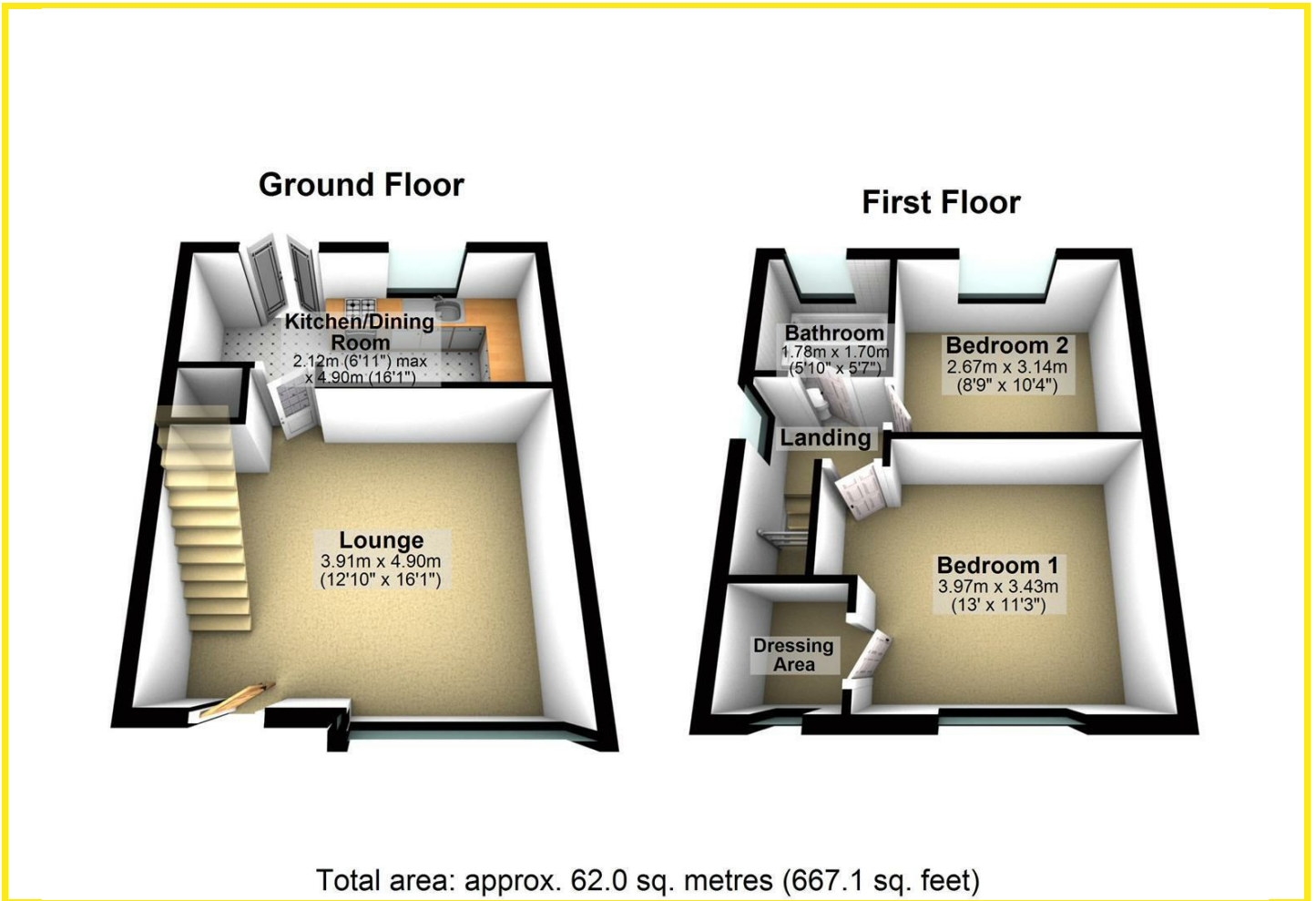
Parking is a breeze with space for two vehicles, making coming home after a busy day out a stress-free experience. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home sweet home in Allerton Bywater.

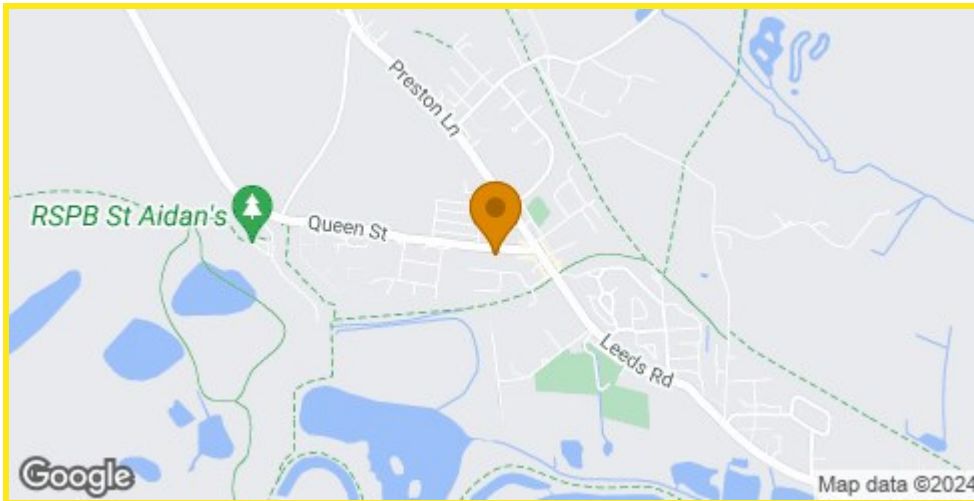




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn left to the mini roundabout taking the first exit left down Butt Hill, bear left at the bottom onto Brigshaw Lane and continue along this road to the 'T' junction turning left onto Preston Lane. Turn right onto Leeds Road, where the property can be found on the left hand.

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