



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



To be sold with no onward chain is this two bedroom end terrace located on Longacre in Castleford.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

To be sold with no onward chain is this two bedroom end terrace property located on Longacre in Castleford. Offering spacious rooms throughout, the property comprises in brief: - entrance hallway, lounge, dining room and a kitchen. First floor: - landing, two bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a small and low maintenance garden to the front and to the rear is a fully enclosed paved garden with Jacuzzi. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

**Kitchen** 8' 7" x 6' 10" (2.62m x 2.08m)

Having a range of base and wall units in a high gloss white finish with contemporary handles. Split level cooking comprising 'Lamona' electric fan assisted oven, inset microwave and matching ceramic hob with contemporary extractor hood above. Plumbing for automatic washing machine and inset stainless steel sink unit with chrome mixer tap. Ceramic tiled flooring with electric under floor heating. UPVC double glazed windows to the rear elevation and uPVC double glazed door giving access to the rear.

**Dining Room** 13' 2" x 12' 11" (4.01m x 3.94m)

Fitted cupboard units to chimney breast recess, Coving to the ceiling. Single central heating radiator. Useful storage cupboard under the stairs.

**Lounge** 13' 0" x 9' 8" (3.96m x 2.95m)

Inset fireplace to chimney breast and single central heating radiator. Wood grain effect flooring, coving to the ceiling and ceiling rose. UPVC double glazed windows to the front elevation.

**Bedroom 1** 13' 0" x 13' 0" (3.96m x 3.96m)

Single central heating radiator and uPVC double glazed window to the front elevation.

**Bedroom 2** 10' 1" x 9' 9" (3.07m x 2.97m)

Wood grain effect laminate flooring, single central heating radiator and uPVC double glazed windows to the rear elevation.

**Bathroom** 7' 7" x 6' 9" (2.31m x 2.06m)

Modern fully tiled bathroom comprising of: - bath, wc, wash hand basin and a shower cubicle. Heated towel rail. Double glazed window.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
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(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 74 Longacre, WF10



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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