



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



To be sold with no onward chain is this spacious three bedroom end terrace home located on Princess Street in Castleford.

Featuring a substantial work area, ideal for those that work from home or have a hobby.

Stunning garden area to the front!

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

Tudor Sales & Lettings are delighted to present *for sale with* **NO ONWARD CHAIN** this truly unique three-bedroom home, ideally situated on Princess Street in Castleford.

Are you looking to run your business from home? This versatile property offers a fantastic opportunity, featuring a substantial work area previously used as a greenhouse and a fully equipped workshop perfect for anyone needing practical workspace at home.

Key features include:

- Mature and beautifully maintained gated front garden with water feature and fruit trees. Providing excellent kerb appeal
- Spacious rear conservatory/greenhouse with power and water – ideal for business use or hobby space
- Fully stocked workshop, ready for immediate use
- Three generously sized double bedrooms
- Large living area with charming bay window, perfect for relaxing or entertaining

With so much to offer and **no onward chain**, this distinctive property is expected to attract strong interest. **Book your viewing today to avoid missing out!**

Living Room 5.10m x 4.10m (16' 9" x 13' 5")

Feature fireplace. Double glazed bay window to the front. Central heating radiator. Coving to ceiling. Ceiling rose. Dado rail.

Kitchen/Diner 4.08m x 2.72m (13' 5" x 8' 11")

A range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Tiled splashback. Plumbing for washing machine and space for a tumble dryer. Coving to ceiling. Double glazed window.

WC

WC. Part tiled walls. Double glazed window.

Conservatory 7.98m x 3.85m (26' 2" x 12' 8")

With power, lighting and running water. Secure door leads to the rear.

Workshop 6.55m x 3.30m (21' 6" x 10' 10")

With power and lighting.

Bedroom 1 4.09m x 3.28m (13' 5" x 10' 9")

Double bedroom with double glazed window to the front. Storage cupboard. Dado rail. Coving to ceiling. Ceiling rose. Central heating radiator.

Bedroom 2 3.65m x 2.72m (12' x 8' 11")

Double bedroom with double glazed window to the front. Coving to ceiling. Central heating radiator.

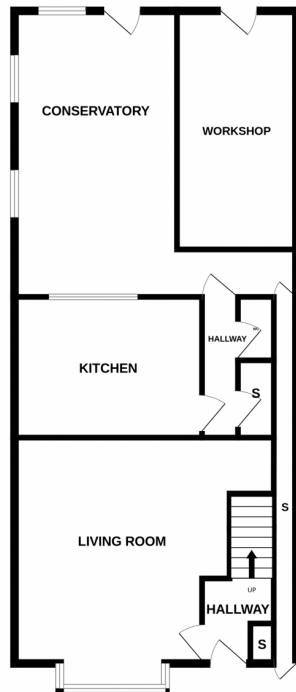
Bedroom 3 3.05m x 2.84m (10' x 9' 4")

Storage cupboard. Central heating radiator. Double glazed window. Coving to ceiling. Fitted draw and shelving.

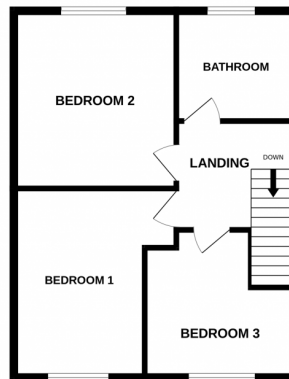
Bathroom 1.97m x 1.78m (6' 6" x 5' 10")

Three piece suite comprising of: - bath, wc and wash hand basin. Coving to ceiling. Double glazed window.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Princess Street, Castleford

