



 2

Bedrooms

 1

Bathroom

Tenure :  
Freehold

Offers in excess of £120,000  
118, Leeds Road, Castleford



Offered with no onward chain, this charming bay-fronted through terrace is an ideal opportunity for first-time buyers or investors.

Beautifully presented throughout and ready for immediate occupation, the property boasts a spacious kitchen diner, a stylish bathroom, and tasteful decor. Benefiting from gas central heating and double glazing, the accommodation briefly comprises:

**Ground Floor:**

A welcoming lounge featuring a bay window, and a modern kitchen diner.

**First Floor:**

Landing area, a generous double bedroom, and a house bathroom.

**Second Floor:**

A further spacious double bedroom.

**Exterior:**

To the rear, a fully enclosed block-paved garden offers versatility and could be used as off-street parking if desired. A small buffer garden to the front adds curb appeal.

Early viewing is highly recommended to fully appreciate the quality and potential this lovely home has to offer.

Call Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing!

**Kitchen Diner**

A fabulous kitchen diner which has been completely refurbished and is fitted with a good range of modern wall and base units with complimentary block wood laminate worktops and upstands, stainless steel sink with mixer tap, built in electric fan assisted oven, four burner gas hob with glass splashback and extractor over, laminate flooring, central heating radiator, double glazed window and space for fridge freezer.

**Lounge**

Attractive lounge with double glazed bay window and upvc entrance door to the front, laminate flooring, coving to ceiling, feature chimney breast with display niche and central heating radiator.

**Bedroom One**

Double bedroom to the front with laminate flooring, central heating radiator and double glazed window.

**Bathroom**

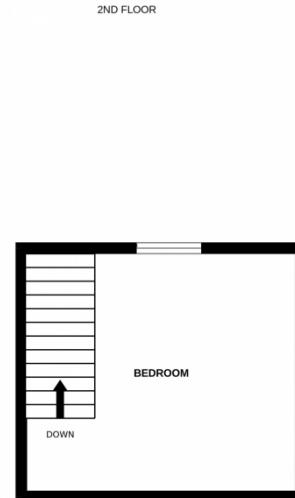
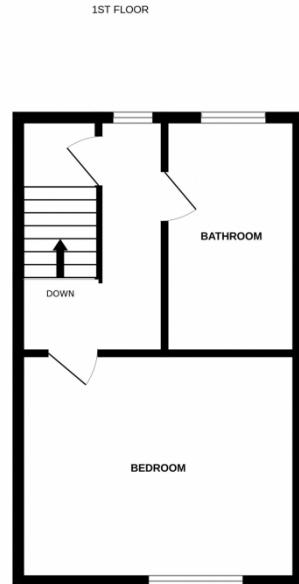
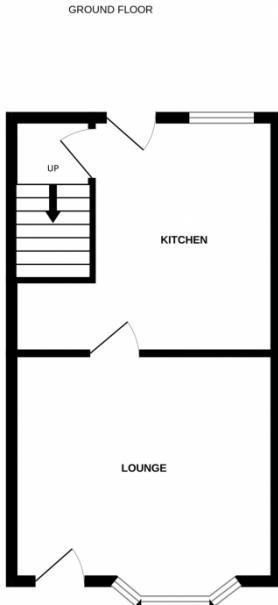
Bathroom with many interesting features including an attractive fire surround and Victorian style white suite comprising of: - bath with shower over, pedestal wash basin, high level traditional toilet and cistern, part tiled walls and tiled floor, coving to ceiling, central heating radiator and obscure glass double glazed window.

**Bedroom Two**

Second floor attic style double bedroom with Velux window, solid timber flooring and central heating radiator.

**External**

The property has an enclosed block paved garden to the rear with double gates and suitable for off street parking. Buffer garden to front elevation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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