



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Brought to the market for sale is this well-presented three-bedroom end townhouse located on Park View Square in Castleford. Set over three floors, the accommodation briefly comprises: entrance hallway, WC/cloaks and a spacious kitchen/living area.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. The second floor features the generous principal bedroom, complete with fitted wardrobes, an en-suite and fabulous balcony.

The property benefits from double glazing and gas central heating throughout.

Externally, there is a driveway providing parking for two vehicles. To the rear, you'll find a low-maintenance garden with artificial turf and patio areas—ideal for outdoor seating and entertaining.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Living Room *4.08m x 3.90m (13' 5" x 12' 10")*

Living room with two French-style Patio doors to garden. Storage cupboard off.

Kitchen *2.27m x 2.80m (7' 5" x 9' 2")*

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of fridge freezer, double oven, sink with mixer tap. Double glazed windows and centrally heated radiator.

Bedroom 1 *6.86m x 2.84m (22' 6" x 9' 4")*

Wow factor Bedroom suite with balcony, double bedroom, dressing area with fitted wardrobes and en-suite shower room.

En-suite *2.91m x 1.59m (9' 7" x 5' 3")*

Modern fitted shower room with white three piece suite comprising of shower tray with surround, WC and hand basin with storage under. Double glazed window with privacy glass.

Bedroom 2 *3.70m x 2.80m (12' 2" x 9' 2")*

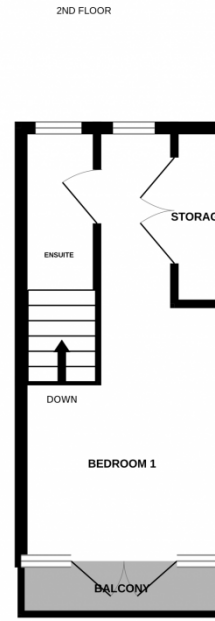
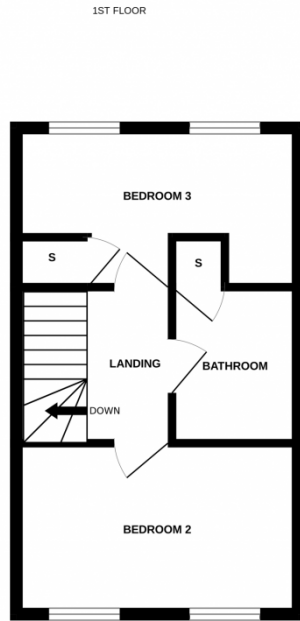
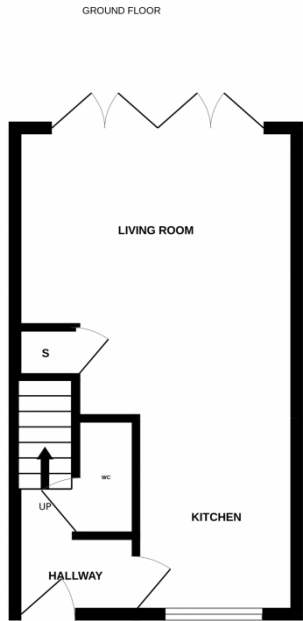
Generously proportioned double bedroom with two double glazed windows and centrally heated radiator.

Bedroom 3 *3.70m x 2.45m (12' 2" x 8')*

Double bedroom with two double glazed windows and storage cupboard, centrally heated radiator.

Bathroom *2.23m x 1.85m (7' 4" x 6' 1")*

House bathroom with white three piece suite comprising of bath, WC and hand basin. "Airing" cupboard for storage. Double glazed window with privacy glass.



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	84	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	84	
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Park View Square, Castleford

