

...Your proactive estate agent



Smawthorne Grove, Castleford, WF10 5AS
Offers Over £130,000



****CELLAR**GROUND FLOOR BATHROOM**** This terrace property is situated in Castleford and briefly comprises : lounge, dining kitchen, rear lobby and family bathroom to the ground floor. To the first floor are three bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

Entrance

Timber entrance door with two frosted glass panels leading into:

Lounge

3.83m x 3.66m (12'6" x 12'0")

With laminate wood flooring, uPVC double glazed window to the front elevation, dado rail, central heating radiator and door leading to:



Inner Hallway

Stairs giving access to the First Floor Accommodation, smoke alarm and further door leading to:

Breakfast Kitchen

3.91m x 3.80m (12'9" x 12'5")

Having base and wall units in a grey high gloss finish with decorative brushed steel handles. Roll top laminated work tops and single drainer sink in black with mixer tap over. Plumbing for automatic washing machine, electric supply for freestanding cooker with brushed steel splashback and

matching electric extractor over with built-in downlighters. Central heating radiator, door leading to cellar and further door leads to:



Rear Lobby

Central heating radiator, timber door with two frosted glass panels gives access to the rear yard. Further door leads to:

Family Bathroom

1.80m x 1.69m (5'10" x 5'6")

Having a white suite comprising: panel bath with chrome mixer taps over and mains shower above with chrome fittings and glass shower screen. Close coupled w.c and vanity wash hand basin with chrome mixer tap over and white high gloss storage beneath. UPVC double glazed frosted window to the rear and ceiling mounted electric extractor fan.



Cellar

3.20m x 2.08m (10'5" x 6'9")

FIRST FLOOR ACCOMMODATION

Landing

Smoke alarm and doors leading off.

Bedroom One

3.83m x 3.67m (12'6" x 12'0")

UPVC double glazed window to the front elevation and overstairs storage cupboard. Central heating radiator.



Bedroom Two

3.94m x 1.56m (12'11" x 5'1")

UPVC double glazed window to the rear elevation and central heating radiator.



EXTERIOR

Front



Rear

Fully enclosed with perimeter fence with timber gate giving access to rear.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and



Bedroom Three

2.94m x 2.15m (9'7" x 7'0")

Central heating radiator and uPVC double glazed window to the rear elevation.

recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

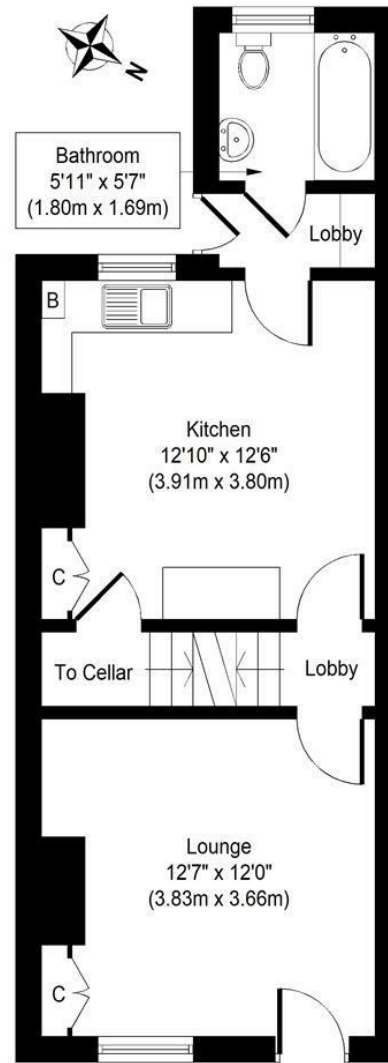
Mobile: 5G

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VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Bathroom
5'11" x 5'7"
(1.80m x 1.69m)

Lobby

B

Kitchen
12'10" x 12'6"
(3.91m x 3.80m)

C

To Cellar

Lobby

Lounge
12'7" x 12'0"
(3.83m x 3.66m)

C

Ground Floor
Approximate Floor Area
415 Sq. ft.
(38.6 Sq. m.)

(While 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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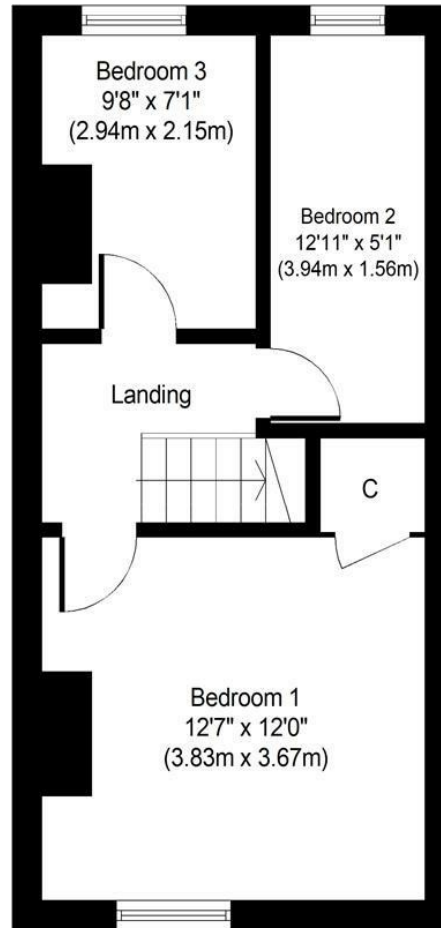
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First Floor
Approximate Floor Area
361 Sq. ft.
(33.5 Sq. m.)

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