

...Your proactive estate agent



Thompson Avenue, Castleford, WF10 3RH
Offers In The Region Of £325,000

Park Row

The home sits on a well-maintained and impressively sized plot, boasting mature front and rear gardens that offer privacy and outdoor enjoyment. A sweeping in-and-out driveway provides ample off-road parking and leads to a detached garage, multiple outbuildings, and storage spaces—ideal for those wishing to work from home, pursue hobbies, or explore development potential.

While the interior would benefit from modernisation, it is clear this has been a well-loved family home, built and cherished by the previous owners. With a solid layout, spacious accommodation, and endless possibilities, it's the perfect canvas for your dream home.

Early viewing is highly recommended.



GROUND FLOOR ACCOMMODATION

Hallway

A grand entrance hallway with composite front door and double-glazed window panels to either side the hallway consists of storage cupboards, Open staircase to the first-floor with the gallery landing. gas central heated radiator, the hallway gives access to 2 downstairs bedrooms, bathroom and lounge diner.

Bedroom One

With a bow bay window to the front elevation storage cupboard and gas central heated radiator. The current owners have saved the curved radiator which is in the garage currently this can be replaced to fit under the window.



Bedroom Two

Double glazed front bow window to the front elevation. Bow shaped radiator laminate flooring.



Downstairs Bathroom

Bow window to the side elevation fully tiled walls, bath toilet and walk-in shower. Gas central heated radiator and sink



Lounge Diner

Double glazed UPVC patio doors which open onto the rear garden. UPVC double glaze window which overlooks the garden. Three gas central heated radiators. Fireplace with hearth and surround. wall lights and laminate flooring. Access door leads to the kitchen.



Kitchen

Composite side entrance door, rear double glazed UPVC window. Range of wall and base kitchen units with spaces for appliances, sink with mixer tap.



First Floor Landing

Access to 3 double bedrooms. Storage cupboard and shower room. Timber ceiling beams and timber staircase with banister.



Bedroom Three

UPVC double glazed window to the rear elevation access point into the storage eaves providing loft space. Gas central heated radiator. Timber roof beams.



Bedroom Four

Storage cupboard, which could be used as a walk-in wardrobe, which houses the house boiler. UPVC double glaze window to the rear elevation.



Bedroom Five

UPVC double glazed window to the rear elevation.

First floor shower room

UPVC double glazed window to the side elevation fully tiled walls, shower cubicle, toilet and sink. Gas central heated radiator.



Rear Garden

A great sized outdoor space consisting of patio areas borders for plants and shrubs lawned garden. A side driveway provides access to the detached garage, outbuildings and storage shed. Garden tap.

Detached Garage

With a working pit. Electric and light. Up and over Garage Door. Pitched roof for storage double glazed windows.



Outbuilding / Workshop

Brick built with a timber door, lighting and multiple power points and double-glazed window.

Storage Shed

Open with a covered roof, Lighting & Power.

Garden to the front

Land landscape with borders of plants and shrubs. There is a drive-in and out blocked paved driveway. Double iron gates lead to the side access.

HEATING & 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 A 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 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.

MEASUREMENT'S

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 HOUR'S

CALLS ANSWERED :

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

Friday - 9.00am to 5.30pm

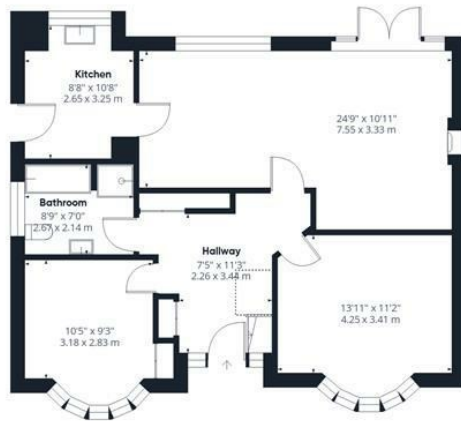
Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

VIEWING'S

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2071 ft²

192.3 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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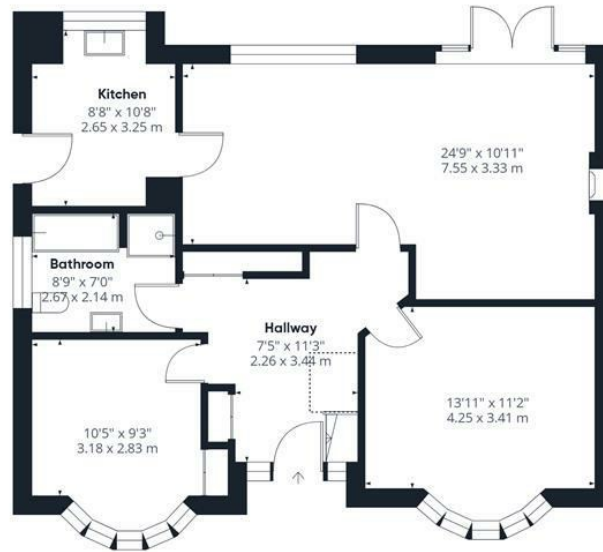
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Park Row



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1382 ft²

128.3 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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