

... Your proactive estate agent



**Brigshaw Drive, Allerton Bywater, Castleford, WF10 2HS**  
**Offers Over £190,000**

**Park Row**



Extended to the side, the home boasts a larger-than-average kitchen, perfect for those who love to cook or entertain. Both bedrooms are generous doubles, and the layout provides a bright and welcoming feel throughout.



## GROUND FLOOR ACCOMMODATION

### Hallway

**2.15 x 0.97 (7'0" x 3'2")**

UPVC double glazed front door. With access to the lounge and kitchen. Stairs to the first floor. Gas central heated radiator.

### Living Room

**5.90 x 2.90 (19'4" x 9'6")**

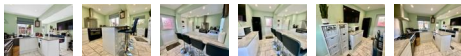
UPVC double glazed window to the front elevation, UPVC doors to the rear elevation. Gas central heated radiator.



### Kitchen

**4.45 x 4.37 (14'7" x 14'4")**

UPVC double glazed windows to the rear elevation. UPVC stable door to the front elevation and the UPVC door to the rear elevation which leads to the garden. This room has been extended. UPVC double glazed window to the rear elevation. Range of base kitchen unit drawers, freestanding cooker with extractor hood over. Spotlights to the ceiling. Composite sink with a mixer tap, Plumbing for washing machine. Under stairs storage cupboard and breakfast bar. Tiling the floor. Plinth electric heater.



### Landing

**1.25 x 1.83 (4'1" x 6'0")**

Providing access to two double bedrooms and the family bathroom.

### Bathroom

**1.65 x 1.96 (5'4" x 6'5")**

UPVC double glazed window to the rear elevation, chrome heated towel radiator. Toilet with a low-level flush. Sink with a mixer tap. Bath with a shower over. The walls are tiled.



### Bedroom One

**3.01 x 3.33 (9'10" x 10'11")**

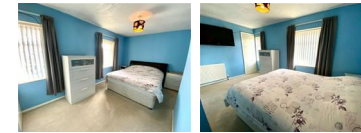
UPVC double glazed windows to the front elevation. A storage cupboard. Gas central heated radiator.



### Main Bedroom

**2.84 x 4.34 (9'3" x 14'2")**

UPVC double glazed window to the rear elevation. Two storage cupboards. Gas central heated radiator.

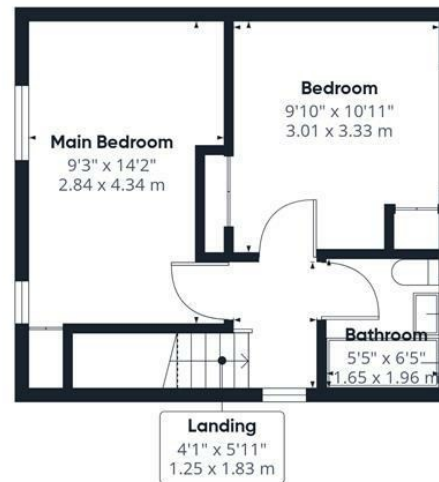


### Garden

With patio areas and artificial lawn. A garden shed and a pond.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
724 ft<sup>2</sup>  
67.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

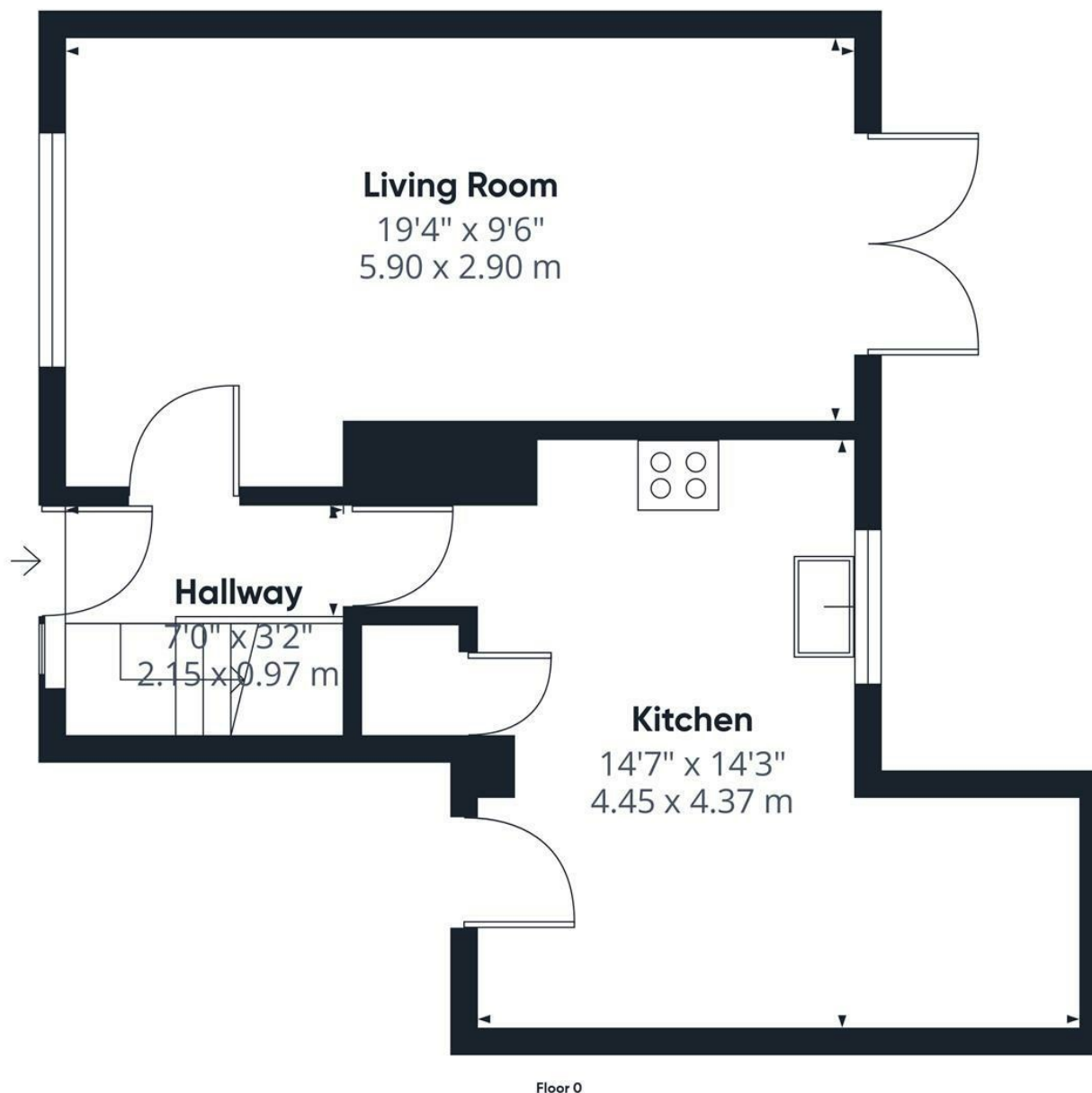
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Approximate total area<sup>(1)</sup>  
422 ft<sup>2</sup>  
39.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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