

...Your proactive estate agent



**Blands Avenue, Allerton Bywater, Castleford, WF10 2DS**  
**Offers Over £150,000**

**Park Row**

## Three Bedroom End-Terrace – Allerton Bywater – No Onward Chain

Situated in the sought-after village of Allerton Bywater, this three-bedroom end-terrace home offers fantastic potential for those looking to put their own stamp on a property. Surrounded by beautiful nature reserves and scenic walking routes, the location also benefits from excellent transport links, with rail, bus, and motorway networks close by, and Leeds city centre just a short drive away.



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**3.04 x 5.56 (9'12" x 18'3")**

Giving access to the lounge and kitchen. This space can also be used as a dining area. Stairs to the first floor. Gas central heated radiator. Storage cupboard. UPVC double glazed window and door to the front elevation. Rear UPVC double glazed window.



### Living Room

**4.52 x 3.53 (14'10" x 11'7")**

UPVC double glazed bay window to the front elevation. Gas central heated radiator. Fireplace with Hearth and surround.



### Kitchen

**4.52 x 2.05 (14'10" x 6'9")**

With a range of wall and base timber kitchen unit units with work surfaces over. A stainless-steel sink and drainer. Space for a Cooker. Space for a washing machine. Space for a fridge freezer. UPVC double glazed window to the rear elevation and rear entrance door.



### Landing

**3.03 x 3.01 (9'11" x 9'11")**

UPVC double glazed window to the rear elevation. A storage cupboard. Access to all three bedrooms. And the family bathroom.



### Bathroom

**1.79 x 2.06 (5'10" x 6'9")**

Bath with shower over and mixer taps. Toilet with a low-level flush heater towel radiator. Extractor fan UPVC double glazed window to the rear elevation.



### Bedroom One

**4.50 x 2.57 (14'9" x 8'5")**

UPVC double glazed window to the front elevation. Fitted overhead built-in storage cupboards. Gas central heated radiator. Fitted shower cubicle.



### Bedroom Two

**3.01 x 2.57 (9'11" x 8'5")**

UPVC double glazed window to the front elevation gas central heated radiator.



### Garden

To the front, there is a garden with mature plants and shrubs pathway that leads access to the front entrance door.



### Bedroom Three

**2.62 x 2.09 (8'7" x 6'10")**

UPVC double glaze window to the rear elevation. Gas central heated radiator.

### To the rear

There is an enclosed garden which is situated behind a detached garage. A shared driveway to the rear of the property. Plenty of space for parking being the end-Terrace.

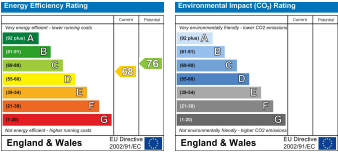
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