

...Your proactive estate agent



Camden Road, Castleford, WF10 3LY
£150,000

Park Row



Entrance Hall

1.36 x 0.96 (4'6" x 3'2")

Access to the living room and staircase leading to the first floor. Laminate flooring.

Living Room

2.99 x 5.97 (9'10" x 19'7")

Access to the kitchen. Patio door leading to the rear garden. Double glazed UPVC window to the front. Laminate flooring throughout. Central heated radiator.



Kitchen

3.34 x 2.96 (10'11" x 9'9")

Range of high and low level pale grey shaker style units with complimentary worktops. Integrated cooker with electric hob and extractor hood over. Space for dishwasher or washing machine and a fridge/freezer. Sink with drainer and mixer tap. Tiled splashback. Double glazed UPVC window looking to the rear. Laminate flooring. Central heated radiator.



Hallway

1.89 x 0.82 (6'2" x 2'8")

Side door access to the property driveway. Access to wet room. Storage space. Laminate flooring.

Wet Room

1.91 x 2.03 (6'3" x 6'8")

Suite comprising low level flush WC, pedestal wash basin and walk in double shower cubicle with electric shower. Extractor fan. Tiled walls. Central heated radiator. Double glazed frosted UPVC window looking to the side of the property.



Landing

2.99 x 0.79 (9'10" x 2'7")

Access to all three bedrooms, WC and the main bathroom. Carpeted throughout. Central heated radiator.

Bedroom One

3.51 x 3.15 (11'6" x 10'4")

Built in storage cupboard/wardrobe. Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the front of the property.



Bedroom Two

4.09 x 2.74 (13'5" x 8'12")

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the rear of the property.



Bedroom Three

1.90 x 3.33 (6'3" x 10'11")

Carpeted throughout. Central heated radiator. Double glazed UPVC window looking to the front of the property.



WC

0.78 x 1.67 (2'7" x 5'6")

Toilet with low level flush. Double glazed frosted window looking to the rear of the property. Wood effect flooring.



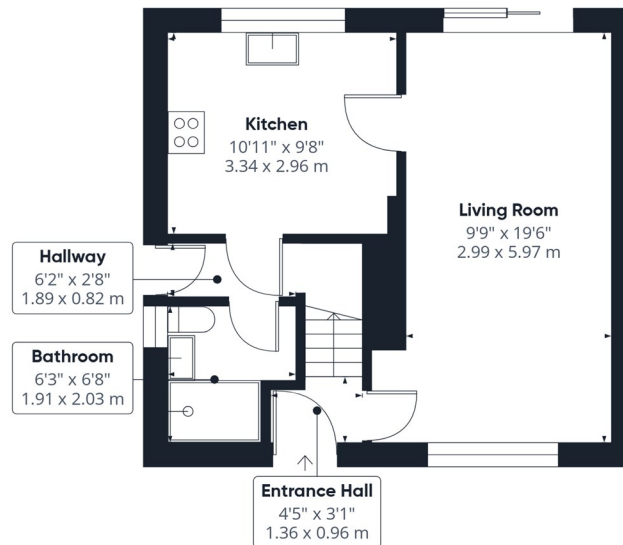
An external member of Park Row is also involved in the marketing and sale of this property



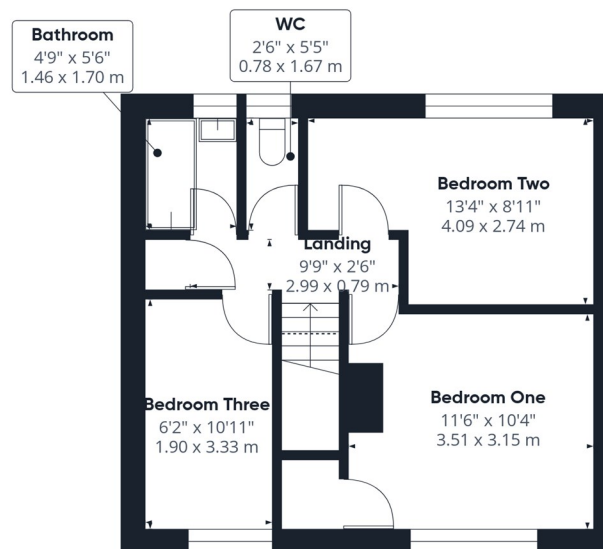
Bathroom

1.46 x 1.70 (4'9" x 5'7")

Modern white suite comprising of panel bath with shower screen, chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap. Double glazed UPVC frosted window looking to the rear of the property. Wood effect flooring. Central heated radiator.



Floor 0



Floor 1

Approximate total area^m

769 ft²
71.5 m²

(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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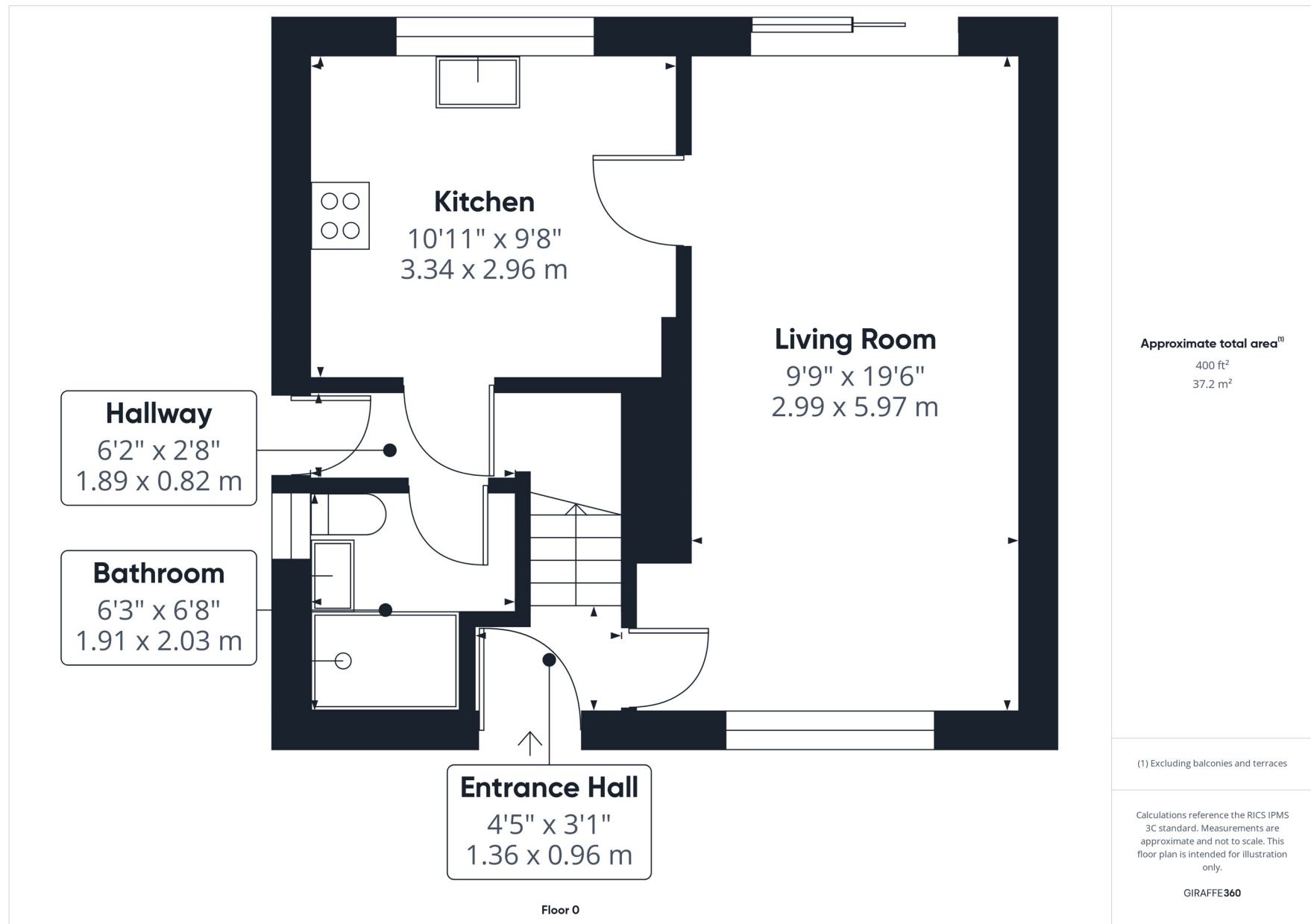
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