

SOLD STC



Hunt Street, Lock Lane

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £119,950



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Martin & Co - Wakefield are pleased to present to the open sales market this 2 double bedroom mid terrace property located in the Lock Lane area of Castleford, within close proximity to Lock Lane Sports Centre and within close proximity and walking distance to Castleford Town Centre. Perfect for the First Time Buyer/Investor. We strongly recommend an early viewing to avoid disappointment. Offered for sale with NO ONWARD CHAIN AND VACANT POSSESSION ON COMPLETION.

- A 2 BED MID TERRACE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- LARGE GARAGE TO REAR
- GAS CENTRAL HEATING AND PVCU DOUBLE GLAZING

ENTRANCE The front of the property abuts Hunt Street. PVCu double glazed front entrance door leading into the Lounge.

LOUNGE 14' 0" x 13' 0" (4.27m x 3.96m) PVCu double glazed front entrance door, wood effect laminate flooring, PVCu double glazed window, central heating radiator, Gas meter cupboard off. Door to Kitchen/Diner. Positioned to the front.

KITCHEN/DINER 12' 1" x 9' 10" (3.68m x 3m) Having a modern range of fitted wall, base units and drawers with dark grey high gloss fascia doors and contrasting counter tops with matching upstands incorporating a single bowl, single drainer stainless steel sink unit and mixer tap. Four ring electric hob and built under electric oven with extractor over. Plumbing and space for a dishwasher, Door to under stairs storage cupboard having electric point and provision to house a tall style fridge/freezer. Central heating radiator, PVCu double glazed window, wood effect laminate flooring, PVCu clad ceiling and walls, Room for a small table and chairs. Door to rear entrance lobby/utility area. Door leading to staircase which leads to the first floor. Positioned to the rear.

REAR ENTRANCE LOBBY/UTILITY PVCu double glazed obscure glass stable style rear entrance door,





central heating radiator, Plumbing and space for a washing machine, wall brackets for a mounted drier over the washing machine space, wood effect laminate flooring, sliding door opening to the ground floor bathroom/wc. Positioned to the rear.

GROUND FLOOR BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m) Having a three piece white suite comprising of a rectangular bath Triton electric shower over, pedestal wash basin, low flush wc, chrome ladder style towel radiator, majority tiled to walls and floor to compliment the suite, PVCu double glazed obscure window, positioned to the rear.

FIRST FLOOR LANDING Leading to both double bedrooms. Electric meter cupboard off to high level.

BEDROOM ONE 14' 2" x 13' 0" (4.32m x 3.96m) Central heating radiator, PVCu double glazed window, Positioned to the front.

BEDROOM TWO 12' 3" x 9' 10" (3.73m x 3m) Central

heating radiator, PVCu double glazed window, storage cupboard off housing the Vokera gas combination boiler, positioned to the rear.

OUTSIDE Enclosed yard to the rear with outside cold water tap, wooden courtesy door to a larger than average brick built garage (Internal measurements 22' 1" x 9' 4") with up and over door, power and light installed. There is off street parking provision to the rear for a small vehicle directly in front of the garage door. The front of the property abuts Hunt Street where there is permit parking available.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the



property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



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