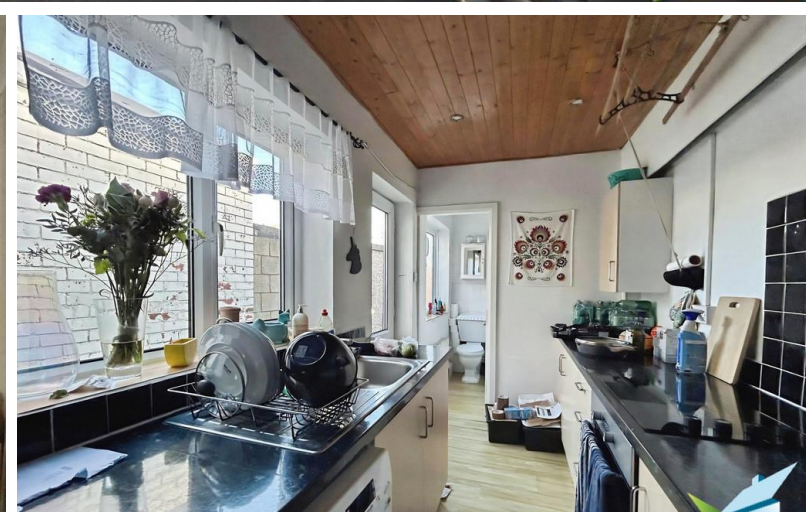


SOLD STC



Rhodes Street, Castleford

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £89,950



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- TWO BEDROOM MID TERRACE
- GAS CENTRAL HEATING
- PVCU DOUBLE GLAZING
- MODERN FITTED KITCHEN OVEN AND HOB
- GROUND FLOOR BATHROOM/WC

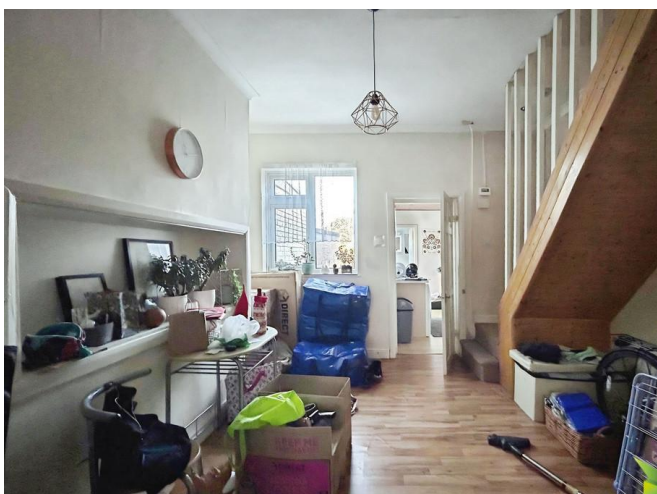
Martin & Co - Wakefield are pleased to present to the sales market this two bedroom mid terrace property situated within close proximity to local schools, shops and transport facilities including bus and train station. Briefly comprises Lounge, Dining Area, Modern Kitchen, Ground Floor Bathroom/WC and two bedrooms to the first floor. In addition the property has Gas Central heating and PVCu double glazing. On street permit parking to the front and enclosed garden to the rear. An ideal purchase for the first time buyer/Investor or down sizer. PLEASE NOTE: The property does require a degree of modernisation and this has been reflected in the price.

ENTRANCE PVCu double glazed front entrance door leading into the Lounge.

LOUNGE 12' 11" x 12' 4" (3.94m x 3.76m) Gas coal effect fire inset to a feature fire surround with compound marble back and hearth, central heating radiator, coving to the ceiling, PVCu double glazed window, wood effect flooring, opening leading through to the dining area, positioned to the front.

DINING AREA 12' 4" x 11' 11" (3.76m x 3.63m) central heating radiator, PVCu double glazed window, open turned stairs to first floor landing, door leading to Kitchen, positioned to the rear.

KITCHEN 11' 11" x 6' 1" (3.63m x 1.85m) Having a range of fitted wall, base units and drawers with contrasting counter tops and inset single bowl, single drainer stainless steel sink unit and mixer tap, four ring electric hob with tiled splash back and built under oven, plumbing and space for a washing machine, provision for an under counter fridge, wood effect flooring, PVCu double glazed window, PVCu double glazed rear entrance door, wooden cladding to the ceiling, door to ground floor bathroom/wc, positioned to the rear.





GROUND FLOOR BATHROOM/WC 6' 1" x 5' 5"
(1.85m x 1.65m) Combined three piece white shell suite comprising rectangular panelled bath, pedestal wash hand basin, low flush wc, part tiled to the walls, central heating radiator, wood effect flooring, PVCu double glazed obscure window, positioned to the rear.

FIRST FLOOR LANDING Leading to two double bedrooms.

BEDROOM ONE 12' 11" x 12' 4" (3.94m x 3.76m)
Central heating radiator, wood effect flooring, PVCu double glazed window, coving to the ceiling, positioned to the front.

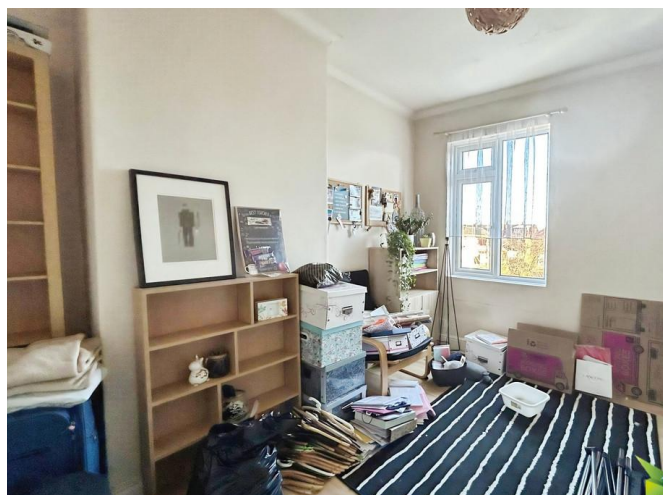
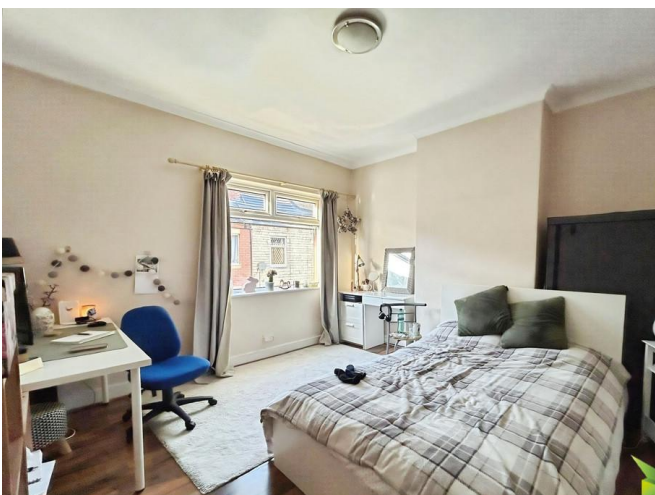
BEDROOM TWO 12' 0" x 9' 2" (3.66m x 2.79m) Central heating radiator, storage cupboard housing the gas central heating combination boiler, wood effect flooring, PVCu double glazed window, positioned to the rear.

OUTSIDE The front of the property abuts Rhodes

Street where there is on street permit parking, whilst to the rear is an enclosed brick paved garden with single gate access to the service road beyond.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.