



CASTLE DWELLINGS

...because your home is your Castle!

Sheepwalk Lane, Castleford



Asking Price £250,000



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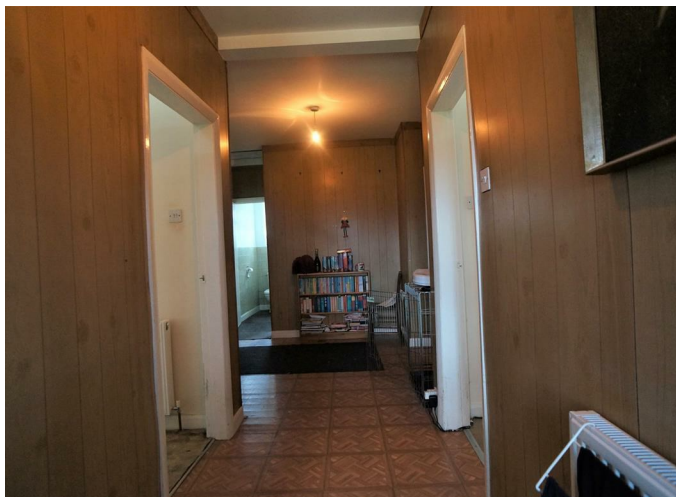


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Welcome to a remarkable opportunity to breathe new life into a classic bungalow. This property is awaiting a modern touch to unlock its full potential, transform this charming bungalow into a modern masterpiece. It's time to bring your vision to life and create a home that reflects your style and aspirations. Located in a well-established neighbourhood, it is close to all local amenities such as schools, shops and Xscape. and transport links are only a short distance away, not being far from the M62.



- Large Reception Hall
- Lounge and Kitchen
- Two Spacious Bedrooms
- Third Bedroom or Study
- Three Piece Bathroom with Separate Wc
- Good Size Garden Plot to Front and Rear
- Double Driveway
- Requires a Refresh Throughout
- Council Tax Band D
- EPC Grade D

Call **01977 285111** or **01138 800600** to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Entrance Hall

18'5 x 4'0 plus off shoots (5.61m x 1.22m plus off shoots)

A half glazed door, a cupboard off and two radiators.

Lounge

12'4 x 11'11 plus bay (3.76m x 3.63m plus bay)

A curved bay window to the front, coved ceiling and a radiator.

Kitchen

10'10 x 8'5 (3.30m x 2.57m)

With fitted units, cupboards, drawers, work surfaces over and tiled surround, a single sink drainer with mixer tap, built in oven with 4 ring electric hob and extractor hood, plumbing for a washing machine and a window to the rear.

Bedroom 1

12'3 x 12'0 plus curved bay (3.73m x 3.66m plus curved bay)

A curved bay window to the front, coved ceiling and a radiator.

Bedroom 2

11'6 x 11'1 (3.51m x 3.38m)

A window to the rear and a radiator.

Bedroom 3 / Study

8'0 x 6'0 (2.44m x 1.83m)

With a window to the side and a radiator.

Family Bathroom

8'7 x 5'2 (2.62m x 1.57m)

A hand wash basin, panelled bath, a shower cubicle with sliding door, a radiator and uPVC frosted window to the rear.

Separate Wc

4'9 x 2'8 (1.45m x 0.81m)

Low flush wc and tiled surround.

External

It stands on a good size plot, elevated from the main road. It also has a driveway and parking.



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Floor Plan

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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