



CASTLE DWELLINGS

...because your home is your Castle!

Fryston Road, Castleford



O.I.R.O £135,000



3



2



1



70

Presented to the market is this pristine property located in Castleford. If you seek a residence that demands no additional work, this property is an ideal choice for you! Conveniently positioned with local primary schools and shops just a stone's throw away, this 3-bedroom property making it perfect for families.



- Good Size Lounge
- Kitchen Diner With Breakfast Bar
- Two Generously Proportioned Bedrooms
- One Bedroom with an L-shaped Layout
- Family Bathroom
- Spacious Rear Garden
- Driveway and Off Street Parking
- EPC Grade C
- Council Tax Band A

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.



Ground Floor

Entrance Hall

A half glazed panelled door, a radiator and staircase to the first floor.

Cloakroom

4'3" x 2'3" (1.31 x 0.69)

Located off the rear entrance lobby having a low flush WC, a cupboard which houses the central heating boiler, a radiator, panelled surround and a window to the rear.

Lounge

12'5" x 14'1" (3.789 x 4.297)

A lovely bright room with a box bay window, timber flooring, a dodo rail, coved ceiling, an under stairs cupboard, fire place with timber surround, marble back with hearth and living flame fire and a radiator.

Kitchen Diner

18'3" x 10'4" (5.570 x 3.168)

Complete with a single sink drainer with mixer tap, work surfaces over, fitted with wall cupboards, base units, drawers and breakfast bar. Plumbing for a washing machine, built in oven with chimney style extractor hood over, coved ceiling, tiled flooring throughout and a window to the rear. Off the Kitchen is an entrance lobby with tiled floor and a half glazed exterior door to the garden and a WC off.

First Floor

Landing

9'4" x 5'2" (2.845 x 1.584)

With access to the loft.

Bedroom 1

10'11" x 10'5" (3.346 x 3.184)

With two windows to the front, a built in cupboard, laminate flooring, coved ceiling and a radiator.

Bedroom 2

9'6" x 8'4" (2.912 x 2.554)

A window to the rear, laminate flooring, coved ceiling and a radiator.

Bedroom 3

9'6" x 8'4" (2.912 x 2.554)

An 'L' Shaped Room complete with a radiator, laminate flooring and a window to the front.

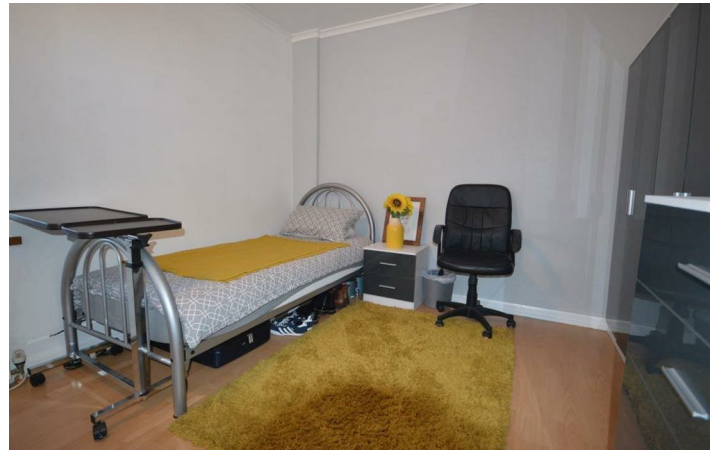
Family Bathroom

9'1" x 4'9" (2.789 x 1.465)

With a low flush WC, pedestal hand wash basin, a panelled bath with a plumbed in shower over and shower screen with tiled surround and laminate flooring. A uPVC frosted window to the rear and a folding half glazed door.

External

Good sized rear garden with paved patio, lawn area and a shed. To the front of the property is an area of garden and a parking space.



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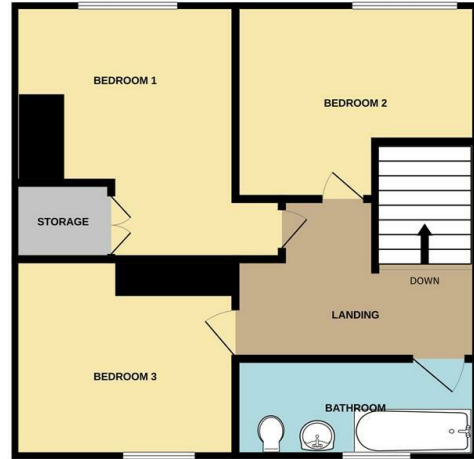


Floor Plan

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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