

## Ambler Street, Castleford



**Asking Price £130,000**



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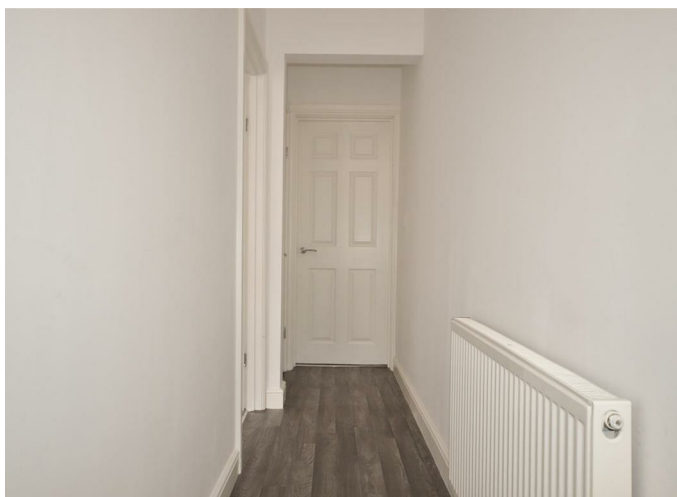


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Presenting a charming opportunity in Castleford, this inviting Three Bedroom terrace house on Ambler Street offers a blend of comfort and convenience. Boasting a warm ambiance throughout, the property features a spacious living room, a well-appointed kitchen, and three bedrooms. With its convenient location in Castleford, residents enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a welcoming home in this vibrant community."



- Two Reception Rooms.
- Modern Kitchen.
- Three First Floor Bedrooms.
- Family Bathroom with Shower Over Bath.
- Enclosed Rear Garden.
- Gas Central Heating Throughout.
- Tastefully Decorated.
- On Street Parking.
- EPC to follow.

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Hall

15' 11 x 3' (4.57m x 0.91m)

Light and airy hallway with vinyl flooring, central heated radiator and white walls.

### Lounge

12'01" x 10' (3.68m x 3.05m)

Finished in fresh white walls and new grey carpet with window looking out on to the front, central heated radiator and TV point.

### Dining Room

13'03 x 13'04" (4.04m x 4.06m)

Large dining room with separate doors leading off to both the kitchen and stairway, finished in crisp white with new grey carpet, central heated radiator and TV point.

### Kitchen

7'03" x 7'03" (2.21m x 2.21m)

Brand new kitchen with a range of grey gloss units, grey metro tiles with built in oven hob and extractor.

### Master Bedroom

12'02" x 13'05" (3.71m x 4.09m)

Large double bedroom overlooking the front elevation, freshly painted in white with new grey carpet, central heated radiator and walk in open wardrobe.

### Bedroom 2

7'11" x 9'05" (2.41m x 2.87m)

Freshly painted in white with brand new grey carpet, central heated radiator and window overlooking the rear elevation.

### Bedroom 3

7'04" x 7'05" (2.24m x 2.26m)

Single bedroom overlooking the rear elevation with white walls, new grey carpet and central heated radiator.

### Bathroom

5' x 10'06" (1.52m x 3.20m)

Brand new bathroom half tiled with modern grey gloss tiles, white panel bath with shower over and glass screen, low flush w/c, hand wash basin and radiator.

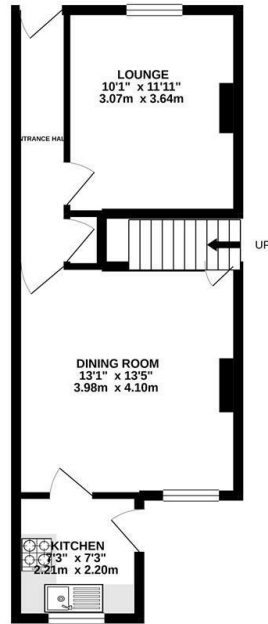
### Outside

There is a small enclosed yard to the rear with gated access.

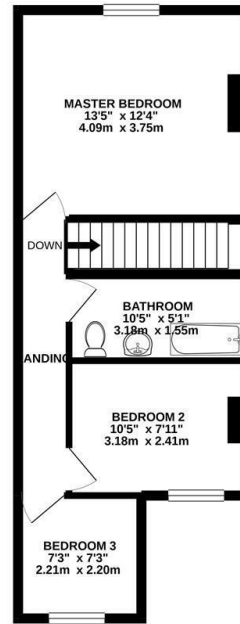


Floor Plan

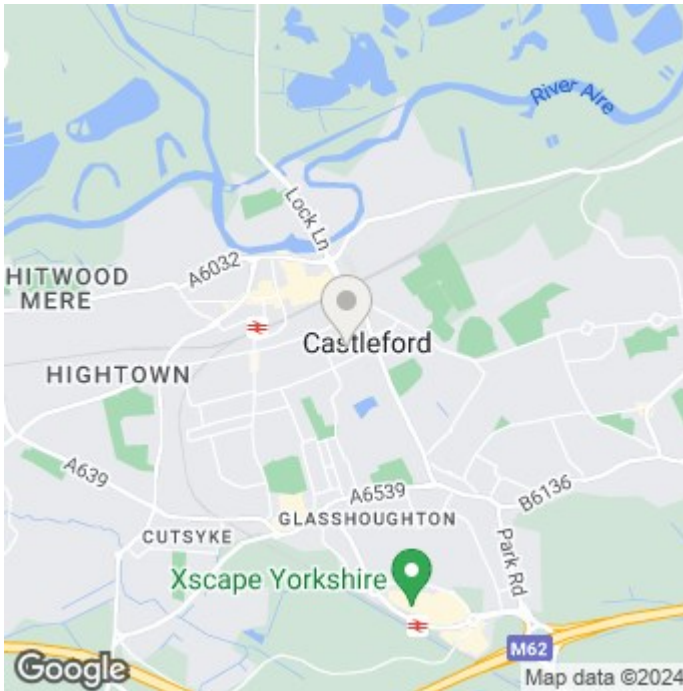
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given regarding their operation or efficiency over time. Made with Housify, 10/2021



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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