

Austin Road, Castleford



£155,000



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A great buy for first time buyers, this mature family home stands in a popular location, well placed for access to local amenities, schools, motorways and the Town centre. Offered for sale with no chain involved, this is a property which is sure to attract a good level of interest so we would strongly recommend an early viewing to avoid disappointment.



- Good sized, traditionally built home in a popular location
- Reception hall, through lounge/dining room with patio doors
- Well fitted, modern kitchen with fitted oven & hob
- Two good size double bedrooms and a single bedroom
- Modern family bathroom with corner bath
- Gardens to front and rear
- Outbuilding, great for working from home or an entertaining area.
- EPC Grade to follow
- Council Tax Band A - Wakefield MDC
- ARRANGE YOUR VIEWING TODAY

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Entrance Hall

A lovely, wide and welcoming entrance area with Part glazed uPVC external door, tiled floor, central heating radiator and stairs off to the first floor.

Through Lounge/Dining Room

21'6" x 10'0" max (6.57 x 3.07 max)

With a wide front facing window and sliding patio doors to the rear garden, this is a bright and good size living space with modern laminate flooring and two central heating radiators.

Kitchen

9'8" x 7'1" (2.97 x 2.17)

Well fitted with modern white faced units which include base cupboards and drawers with laminate working surfaces over which have tile effect acrylic splash backs, inset stainless steel single drainer sink with mixer taps over, fitted under oven and 4 ring gas hob with chimney style extractor hood over, wall cupboards and plumbing for an automatic washing machine. Useful storage cupboard off, tiled floor and glazed uPVC door to the rear garden.

First Floor Landing

Having access to the loft and a central heating radiator.

Bedroom 1

11'11" x 11'8" overall (3.64 x 3.58 overall)

A great size main bedroom which has been further enhanced by the present owners to provide a good area for wardrobes and having inset ceiling lighting, wide front facing window giving ample natural light and a central heating radiator.

Bedroom 2

12'3" x 8'11" (3.75 x 2.73)

With rear facing window, this is a great size second double bedroom with built in cupboard which houses the central heating boiler and with a central heating radiator.

Bedroom 3

8'6" x 7'3" (2.60 x 2.21)

A good size, front facing single bedroom with bulkhead over the stairs and central heating radiator.

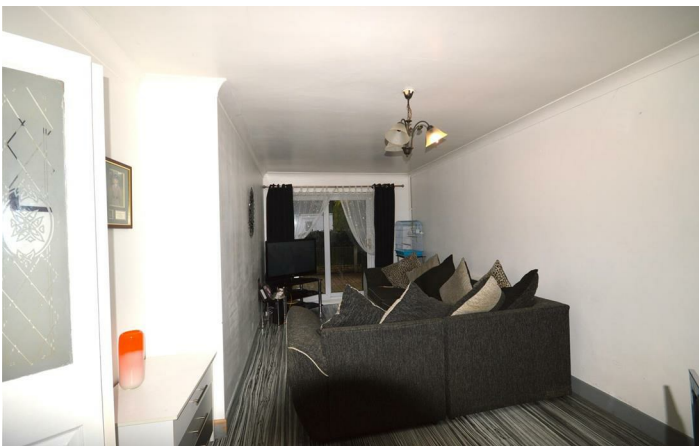
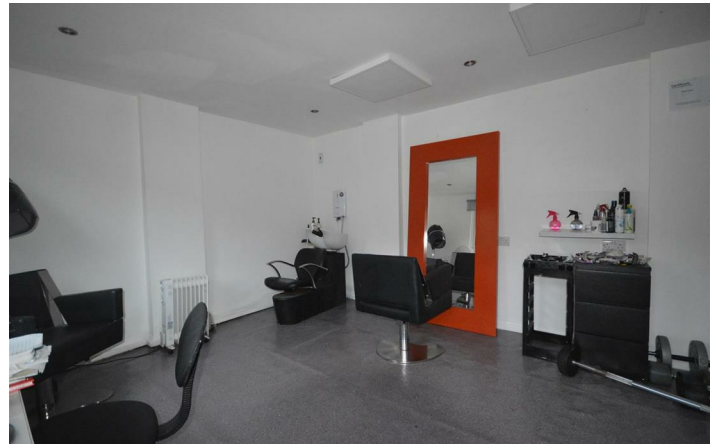
Family Bathroom

7'3" x 5'1" (2.21 x 1.55)

With a modern suite of corner bath with mixer shower taps over, vanity wash hand basin and low level flush WC. Attractive wall tiling and uPVC opaque window to the rear.

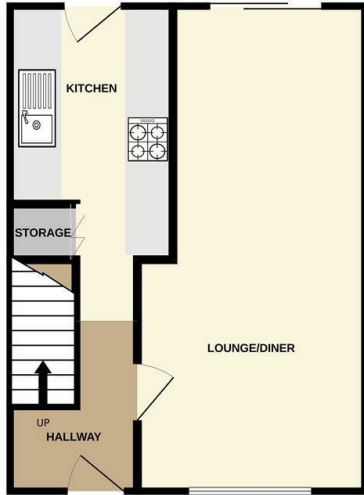
External

To the front is an area of garden with grass and paving which has double gates and could provide parking if required. The rear garden is of good size with areas of lawn and paved sitting space together with two brick built stores. An unexpected bonus lies at the foot of the garden where there is a good size building, 4.72 x 3.48 (currently used as a hairdressing salon) which has water supply and power, uPVC door and window. This would make a great space for a hot tub or bar or, for someone working from home, a ready made home office.

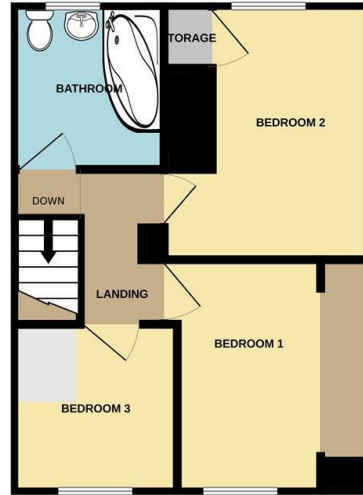


Floor Plan

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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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