

Wood Street, Castleford



Offers In The Region Of £160,000



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Viewing is essential to fully appreciate the size of this mid terrace property which stands in a popular and sought after location within walking distance of the Town centre. Ideal for first time buyers or a young family, the property has been updated in more recent years yet still retains a high degree of its original features. Bus and rail links are a short walk away making this ideal for anyone who commutes. Call us today to arrange a viewing.



- Large through terrace property
- Sought after location close to the Town centre
- Reception Hall, lounge with period style fire surround
- Dining Room and large kitchen
- Three good size bedrooms
- House bathroom
- Garden areas to front and rear
- EPC Grade to follow
- Council Tax Band A
- Viewing Essential - Book 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

Reception Hall

With panelled and glazed external door leading into another lobby area with period effect tiled floor. A further half glazed door leads into the main hall area with stripped timber floor, radiator and stairs leading to the first floor.

Lounge

13'5" x 12'9" (4.09 x 3.89)

A generous size front facing living room with uPVC window and with a stripped timber floor, period cornice to the ceiling, period style Regency fire surround and central heating radiator.

Dining Room

13'0" x 11'11" plus recesses (3.98 x 3.64 plus recesses)

Second large reception room with rear facing uPVC window and having an ornamental fire recess with tiled hearth, fitted storage cupboards to each side of the chimney breast, central heating radiator and laminate flooring.

Kitchen

14'9" x 7'4" (4.52 x 2.26)

Leading off from the dining room is this large and well fitted kitchen space with modern units including base cupboards and drawers with laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps over, wall cupboards. Plumbing for an automatic washing machine, space and services for a slot in cooker, modern vertical central heating radiator, access off to an understairs storage area and with external door to the rear garden.

First Floor Landing

Lovely space with galleried balustrade.

Bedroom 1

16'6" x 13'5" (5.03 x 4.10)

An impressive main bedroom to the front with a uPVC window giving ample natural light and with a coved ceiling and central heating radiator.

Bedroom 2

13'0" x 10'3" (3.97 x 3.13)

Second large double bedroom with rear facing uPVC window, coved ceiling, and central heating radiator.

Bedroom 3

8'9" x 8'5" (2.67 x 2.59)

Will take a double bed but a generous single bedroom to the rear with central heating radiator and coved ceiling.

Bathroom

5'10" x 5'7" (1.80 x 1.71)

External

To the front is a buffer garden with brick wall, wrought fencing and gate and footway to the property. To the rear is an enclosed and paved yard area with gate access to the rear and timber garden store.



Floor Plan

GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such for 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		
(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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