

Park Avenue, Castleford



£140,000



2



1



1



41

Situated in a sought after residential street within this highly regarded village, this property requires a full scheme of modernisation and improvement but offers the potential to produce a lovely home. Ideal for first time buyers or investors, the property is for sale with no upper chain and we expect it to attract a high level of interest so don't delay in booking a viewing.



- NO UPPER CHAIN
- Sought after location
- Full modernisation project
- Open plan living space
- Utility area
- 2 spacious bedrooms
- Wet room
- Enclosed rear garden
- EPC - Grade E
- Council Tax Band A

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

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

External

To the front is an enclosed garden with pebbled and paved sections bounded by flower borders. To the side is a shared access which gives some parking space and leads between this and the adjoining property, widening to form access through twin timber gates to an old garage. The rear garden is of good size, nice and private, with areas of lawn and paved sitting area and a garden shed.

Lounge

18'11" x 10'6" (5.77 x 3.21)

A large bright living space with windows to the front and rear. A stone fireplace with marble surround is the main feature of this space.

Kitchen

7'1" x 9'6" (2.18 x 2.92)

There are a selection of cupboards and storage, sink and cooker, there is plumbing for a washing machine. There are doors leading off to the hallway, lounge and to a potential utility. The walls will have a stone finish.

Porch/Conservatory/Utility

8'0" x 4'1" (2.45 x 1.26)

To the side of the house, this space can be multifunctional as a conservatory, storage or a utility, it has a door to the driveway and a window through to the kitchen.

Bedroom 1

13'8" x 8'7" (4.17 x 2.62)

A large bedroom that has a built in cupboard that houses the gas boiler.

Bedroom 2

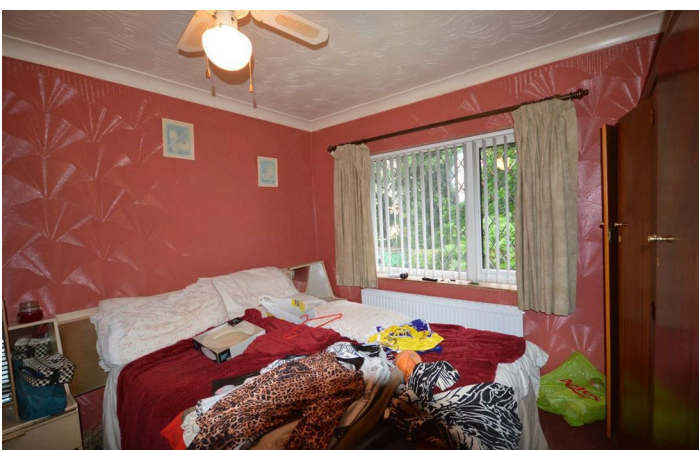
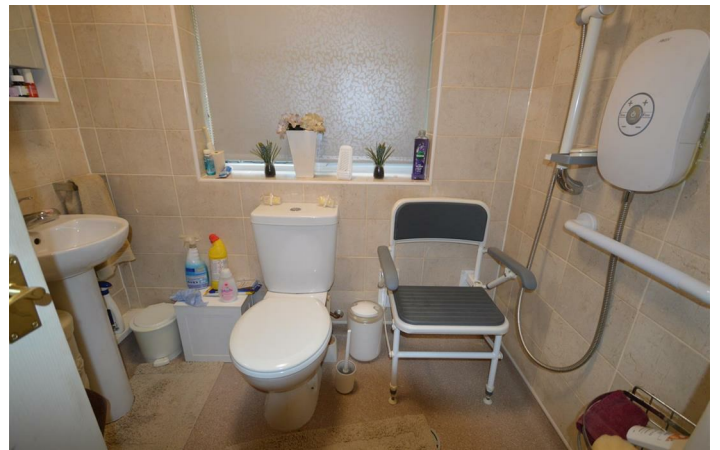
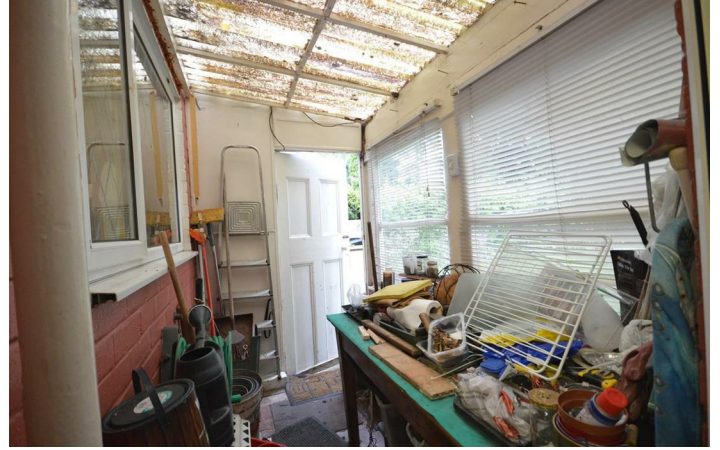
9'6" x 10'0" (2.9 x 3.07)

Located at the rear of the property, this is another good sized bedroom.

Wet Room

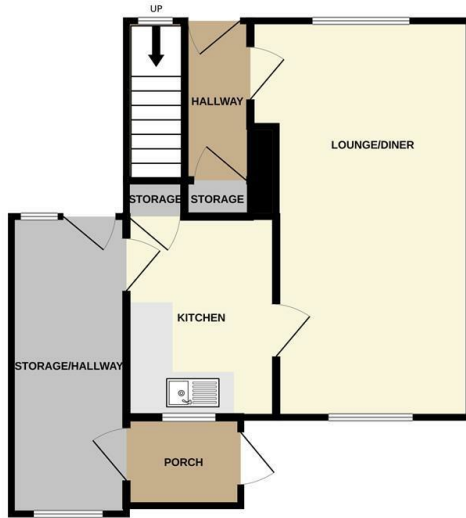
6'1" x 5'0" (1.87 x 1.53)

A wet room comprising of an electric shower, toilet, sink and heated towell rail.

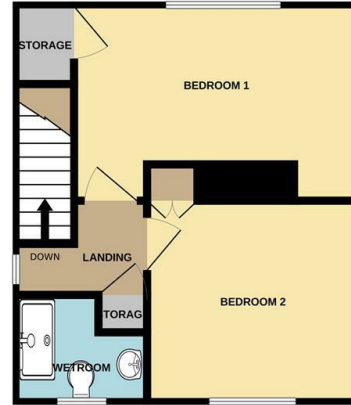


Floor Plan

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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.
Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	41	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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