

Milton Street, Castleford



Asking Price £160,000



2



1



1



61

A fantastic opportunity has arisen to own a beautiful two bedroom semi-detached property just a few minutes walk from Castleford City Centre. Ideal for commuters with easy access to motorways, close to bus and rail links, local amenities and schools. Modern throughout while keeping a cosy and homely feel to it, the property benefits from two double bedrooms, a large kitchen and a beautiful enclosed rear garden. Viewings are highly recommended to appreciate this stunning home.



- Well Presented Two Bedroom Semi Detached
- Modern Style Decoration Throughout
- Cosy Log Burner in the Lounge
- Fully Fitted Kitchen
- Generous Size Bedrooms
- Enclosed Garden with Pond and Patio
- Council Tax Band B
- EPC Grade E

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Entrance Hall

4'1" x 3'6" (1.249 x 1.072)

A small entrance hall opens from the front door, with laminate flooring and space to remove shoes, stairs ahead lead you to the first floor or left through the door into the lounge.

Lounge

12'6" x 11'11" (3.828 x 3.644)

A cosy lounge with wood burner fire, perfect for the colder winter nights with a homely and unique feel. Beautiful laminate flooring flows from the entrance through the lounge and a large window overlooking the front of property allows plenty of natural light. Two modern wall lights hang at either side of the chimney breast and a chandelier hangs in the middle of the room.

Kitchen Dining Area

15'8" x 12'0" (4.794 x 3.667)

A beautiful, modern kitchen with integrated double oven, electric hob and fridge-freezer. There is space and plumbing for a washing machine and free standing dishwasher. The kitchen offers ample storage with the wall and base units and even more storage can be found in the under stair cupboard. This spacious kitchen is the perfect size for entertaining with space for a large dining table and access to the rear garden.

Master Bedroom

12'6" x 12'1" (3.816 x 3.689)

A spacious double room located to the front of the property with a large window and neutral décor, the master bedroom feels bright and airy. A convenient over stairs cupboard gives additional storage space.

Bedroom Two

9'2" x 11'11" (2.818 x 3.643)

Another generous sized double bedroom overlooking the rear of the property with modern decoration, carpets and light fitting.

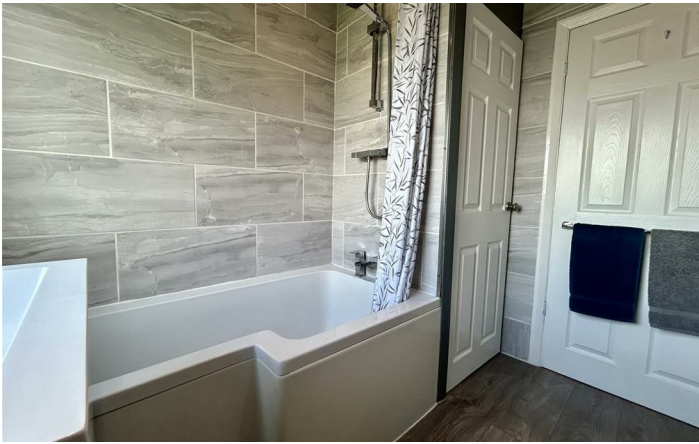
Bathroom

8'6" x 6'1" (2.61 x 1.860)

Fully tiled surround, this modern bathroom has shower over bath, hand wash basin and low flush WC. Airing cupboard housing the boiler and access into the loft provides ample storage which is a theme throughout this property.

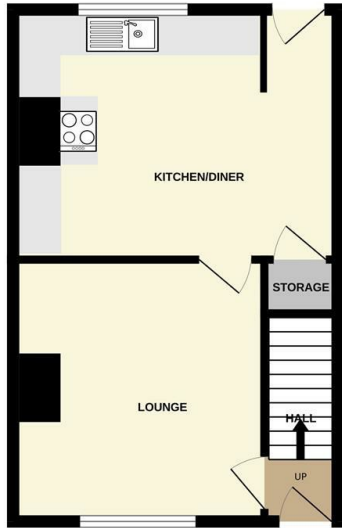
External

A large enclosed garden, well maintained and perfect for entertaining with a patio area and gravelled area, the garden is beautifully presented with a selections of established shrubs, plants, lawned areas and a pond. The back wall occupies sheds for outdoor storage space. Permit parking can be found at the front of the property.

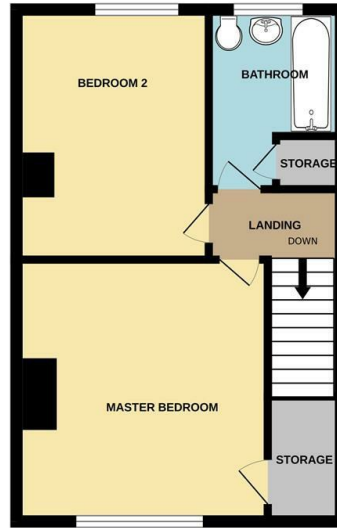


Floor Plan

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

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