

The Croft, Castleford



Offers In The Region Of £170,000  3  1  1  58

WOW - What an opportunity for first time buyers or a young family. Rarely do properties come onto the market in this location so this stunning semi-detached home is likely to attract a lot of interest so don't hang around, arrange that viewing. Beautifully presented both inside and out, it is ready to move into and is priced to sell.



- Sought after location - Well placed for Xscape and motorways
- Great opportunity for first time buyers - Beautifully presented traditionally built semi-detached home
- Hall, good size lounge
- Well fitted, modern dining kitchen with fitted oven, hob,,dishwasher and fridge freezer
- Two double and a large single bedrooms
- House bathroom with free standing bath and floor mounted taps
- Enclosed front garden and rear garden with feature raised timber deck and parking space.
- EPC Grade D
- Council Tax Band A
- VIEWING ESSENTIAL

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

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

Entrance Hall

3'5" x 3'4" (1.06 x 1.04)

With modern composite and glazed external door into and stairs to the first floor.

Lounge

15'5" x 12'9" (4.71 x 3.91)

Beautifully presented and good size living room with front facing window, central heating radiator and store off housing the newly fitted gas fired central heating boiler.

Dining Kitchen

18'9" x 10'10" (5.72 x 3.32)

Well finished throughout with kitchen area having a good range of modern units with contrasting door finishes, both white gloss and timber effect which include base cupboards and drawers with corian work surfaces over, inset single sink bowl with mixer taps over, fitted 5 ring gas hob, oven and microwave together with integrated dishwasher, fridge and freezer. Wall cupboards, plumbing for an automatic washing machine, integrated fridge and freezer, store off with rear facing window and further uPVC and glazed external door to the rear garden.

First Floor Landing

With access to the loft, window to the side and built in cupboard.

Bedroom 1

12'10" x 12'1" (3.92 x 3.70)

Good size and well presented double bedroom with front facing window and central heating radiator.

Bedroom 2

11'10" x 11'0" (3.62 x 3.36)

A second, generously proportioned double bedroom with rear facing window and central heating radiator.

Bedroom 3

8'10" x 7'6" (2.71 x 2.29)

An excellent, large single bedroom facing to the rear

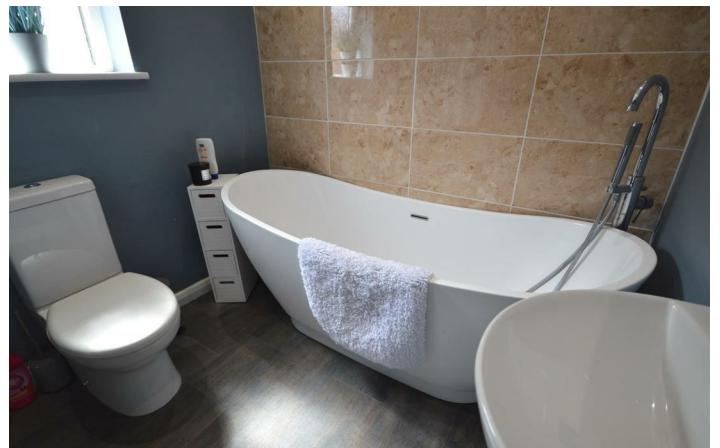
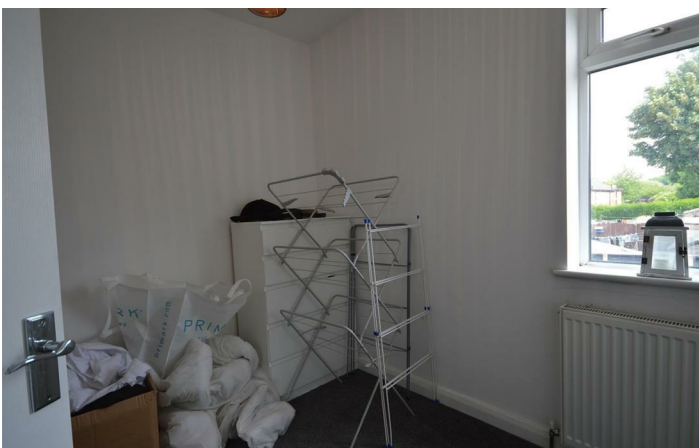
Bathroom

7'1" x 6'6" overall (2.18 x 1.99 overall)

With a lovely modern suit in white of shaped, free standing bath with floor mounted mixer taps and shower head, low level flush WC and 1/2 pedestal wash hand basin. Chrome towel warmer, part tiled walls and side facing, opaque uPVC window.

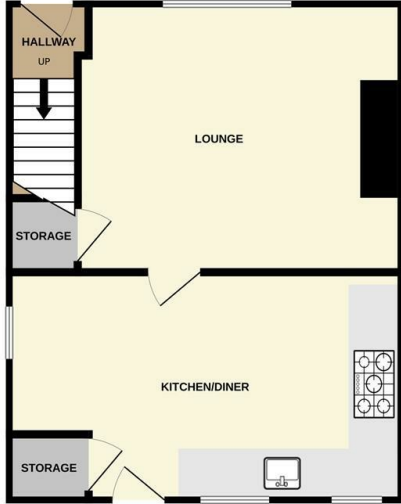
External

To the front is a mature hedge giving privacy from the road and a recently installed fence and gate leading through onto a paved footway bounded by a lawn and which leads to the front door. To the side is a recently renewed driveway, shared with the neighbouring property, which leads through to the rear, offers parking space and leads to a newly constructed raised timber deck which makes a lovely entertaining space. Rear garden area, mainly of lawn.

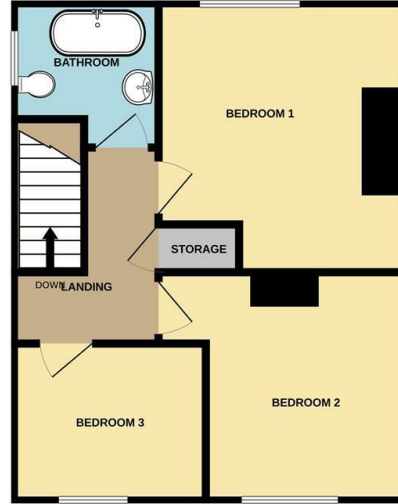


Floor Plan

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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		80
(69-80) C		
(55-68) D	58	
(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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