

Queens Park Drive, Castleford



£120,000



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Conveniently placed for access to the Town centre, motorways and schools, this non traditional construction property offers good size accommodation and stands in a good position overlooking fields to the rear. Ideal for either an investor or first time buyer subject to mortgage. this is a property ripe for someone wanting to put their own stamp on a home. For sale with no upper chain so don't delay, book a viewing as soon as possible.



- Three Bedroom Semi-Detached
- Entrance Hall, front facing Lounge
- Dining Kitchen with modern units and patio doors to the rear garden
- Useful store to the side
- Two Double and a single bedrooms
- Family shower room
- Gardens to front and rear. Potential parking space
- Non Standard Construction - Please ask for clarification
- EPC Rating TBC
- Council Tax Band A

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

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

Front

Entrance Hall

11'9" x 6'6" (3.60 x 2.00)

The entrance hall is entered via a modern composite external door and has an under stairs storage cupboard, radiator and a staircase to the first floor.

Living Room

13'8" x 11'10" (4.17 x 3.62)

Large living area, complimented by a large picture window inviting in natural light, along with a radiator and fireplace feature with timber surround, marble backing and hearth and fitted electric fire.

Dining Kitchen

20'7" x 8'2" (6.29 x 2.49)

The kitchen consists of high gloss cabinets to both base and wall height with oak effect laminate counters with tiled splash backs over, stainless steel single drainer sink with mixer taps over. It also involves an entrance door leading you through to the side of the property where there is a useful storage area having access doors to both front and rear. Facing to the rear is a wide window for natural light and, from the dining area, patio doors lead to the rear garden. Central heating radiator.

First Floor Landing

With access to the loft and window to the side

Bedroom 1

11'8" x 11'8" (3.57 x 3.56)

To the front elevation of the property is a good size double bedroom, with a radiator coved ceiling and two inbuilt cupboards.

Bedroom 2

13'0" x 8'2" (3.98 x 2.50)

To the rear of the property is the second double bedroom, with a radiator and inbuilt storage cupboard.

Bedroom 3

8'9" x 8'2" (2.67 x 2.50)

Having a window to the front and bulkhead over the stairs.

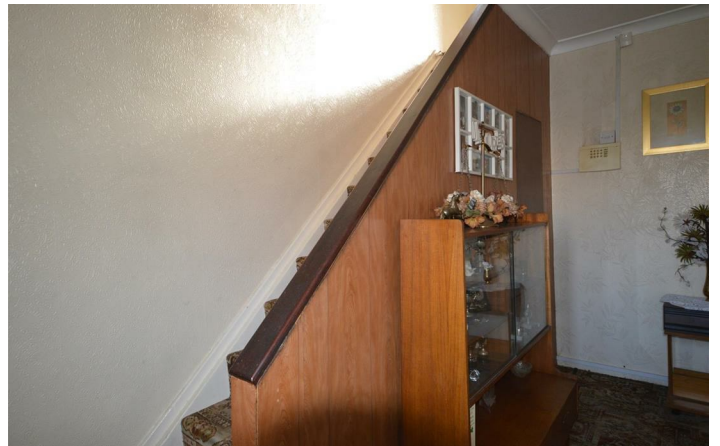
Shower Room

6'8" x 5'1" (2.05 x 1.57)

Having a wide walk in shower with glazed screen, vanity wash hand basin and low level flush WC. Modern PVC panelling to walls, Rear facing opaque uPVC window and central heating radiator.

External

To the front of the property is a garden area and footpath access to the house. there are also twin gates leading to a partly paved area which could provide parking if required. To the rear is an enclosed garden with lawn and sitting area, two useful stores, one having an old WC and with gate access to the rear service road which provides for additional parking away from the main road.



Floor Plan

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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		
(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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