

## Back Garden Street, Castleford



Asking Price £145,000



3



2



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Nestled on the charming Back Garden Street in Castleford, this end terrace house is a true gem waiting to be discovered. Boasting a delightful blend of character and modernity, this property offers a perfect harmony of comfort and style. As you step inside, you are greeted by a beautifully refurbished interior that is ready to welcome you home. The open plan living room and kitchen area is a sight to behold, offering a seamless space for relaxation and entertainment. The modern shower room downstairs and ensuite bathroom upstairs provide convenience and luxury, catering to your every need. The convenience of parking for two vehicles adds to the allure of this property, making it a practical choice for modern living. Don't miss out on the opportunity to make this house your home sweet home in the heart of Castleford.



- Stylish Open-Plan Lounge/Kitchen Diner
- Brand New Ground Floor Shower Room
- Three Good Sized First Floor Bedrooms
- Master Bedroom with Ensuite Bathroom
- Off Street Parking for Two Cars
- Decked Outdoor Seating Area
- Close to Local Amenities
- EPC Grade D

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

### Lounge/Dining Kitchen

14'3" (max) x 24'5" (max) (4.35 (max) x 7.46 (max))

Experience the epitome of stylish living in this open-plan lounge/kitchen diner, thoughtfully designed to combine comfort and functionality. The kitchen is fitted with sleek, modern base and wall units, complemented by sophisticated work surfaces. A single sink drainer with a mixer tap adds to the contemporary feel, while the centre piece, a 5-ring burner Aga-style oven, promises culinary excellence. With ample space for a washing machine, dishwasher, and fridge freezer, every convenience is at your fingertips. This open-plan layout not only maximizes space but also enhances the flow of natural light, creating an inviting atmosphere perfect for both everyday living and entertaining.

### Ground Floor Shower Room

6'3" x 7'9" (1.92 x 2.38)

Step into the luxury of a brand new shower room, meticulously designed to offer both elegance and functionality. This modern space features a spacious walk-in shower, ensuring a refreshing and invigorating experience. A sleek, low flush WC and a contemporary wash hand basin enhance the room's sophisticated aesthetic. The tiled floor and surround not only add to the stylish appeal but also ensure easy maintenance and durability. This shower room combines practicality with high-end finishes, providing a perfect blend of comfort and luxury.

### Landing

As you ascend to the first floor, you'll find a well-lit landing that serves as the central hub of the home. From here, doors lead to three beautifully appointed bedrooms, each offering its own unique charm and comfort. The landing's thoughtful layout ensures easy access and a seamless flow between rooms, enhancing the overall functionality and aesthetic of the upper level. This inviting space sets the stage for the private living areas, creating a harmonious transition from one room to the next.

### Master Bedroom

10'6" x 11'6" (3.21 x 3.52)

Welcome to the serene master bedroom, a perfect blend of modern elegance and thoughtful design. The newly plastered walls provide a fresh, crisp backdrop, while the large window to the rear elevation floods the room with natural light, creating a bright and inviting atmosphere. The current owner has expertly maximised the space, incorporating a luxurious ensuite bathroom, offering convenience and privacy. This master bedroom is a sanctuary of comfort, designed to cater to your every need.

### Ensuite Bathroom

4'2" x 8'2" (1.28 x 2.51)

Discover the epitome of modern comfort in the newly fitted ensuite bathroom, designed to provide a relaxing retreat within your home. This elegant space features a contemporary three-piece suite, including a sleek panelled bath with a shower over for versatile bathing options. A low flush WC and a stylish wash hand basin complete the ensemble, ensuring both functionality and aesthetic appeal. With its pristine finishes and thoughtful design, this ensuite bathroom offers a perfect blend of luxury and convenience.

### Bedroom Two

7'11" x 11'0" (2.42 x 3.37)

Step into the inviting double second bedroom, where comfort meets modern style. The freshly plastered and neutrally painted walls create a serene and versatile backdrop, perfect for any decor. A large window to the rear elevation fills the room with natural light, enhancing the warm and welcoming atmosphere. The new carpet underfoot adds a touch of luxury, making this bedroom a cosy retreat. Additionally, a built-in cupboard houses the efficient Baxi Boiler, neatly tucked away to maximise the space and maintain a clean, uncluttered look.

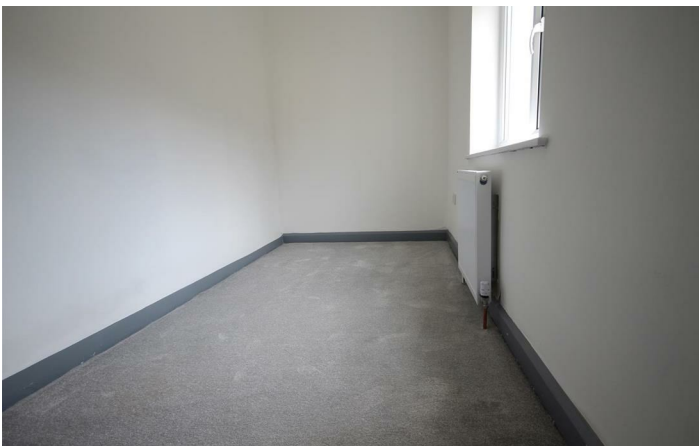
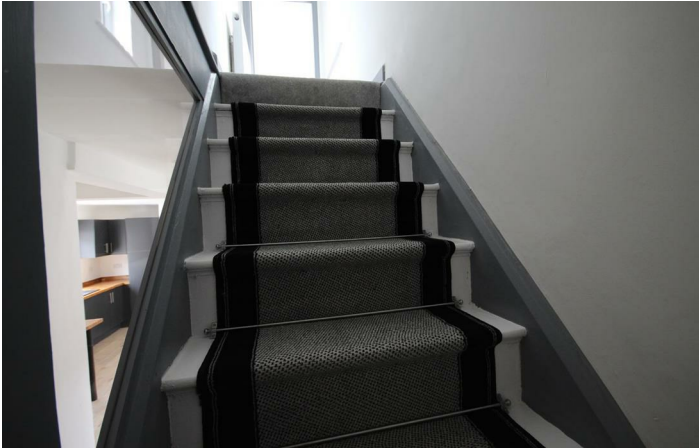
### Bedroom Three

5'10" x 12'3" (1.78 x 3.75)

This is a charming single third bedroom, an ideal space for a child's room, home office, or guest quarters. This well-proportioned room features freshly plastered and painted walls, offering a clean and modern aesthetic. The newly fitted carpet provides a cosy and inviting feel, making it a comfortable retreat. A window to the front elevation allows ample natural light to brighten the space, creating a warm and pleasant environment throughout the day.

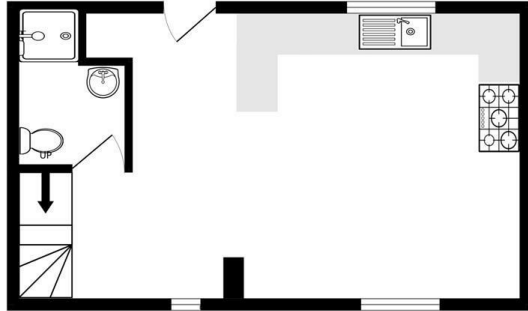
### Externally

Step outside to a charming and functional outdoor space designed to enhance your lifestyle. The property includes parking for two vehicles, providing convenience and ease. A small but ample decked area offers the perfect spot for enjoying the sunshine, whether you're hosting a casual get-together or simply relaxing with a cup of coffee. This inviting outdoor area adds a delightful extension to your living space, ideal for making the most of sunny days.

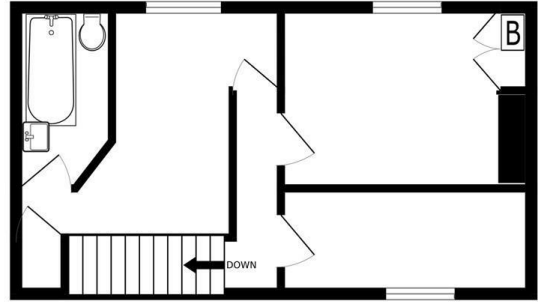


Floor Plan

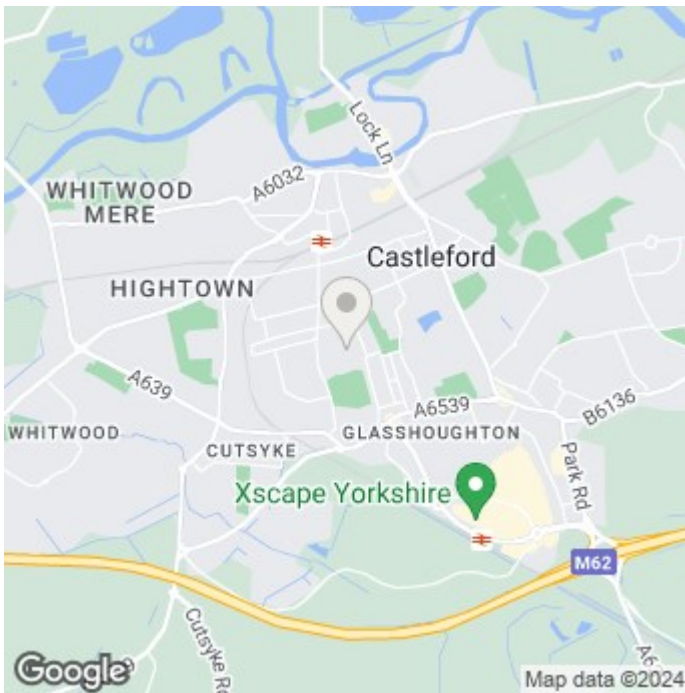
GROUND FLOOR



1ST FLOOR



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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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