

College Road, Castleford



£175,000



3



1



2



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Welcome to this charming semi-detached house located on College Road in the sought-after area of Castleford. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable living.

Situated in a convenient location with easy access to motorways, this house is perfect for those looking for a property with no upper chain, ready to move into. The bright and spacious accommodation offers a welcoming atmosphere, ideal for both relaxing and entertaining.

With good-sized gardens, this property provides the perfect opportunity for green-fingered enthusiasts or those looking to enjoy outdoor living. Don't miss out on the chance to make this lovely house your new home in Castleford.



- Sought after location - well placed for access to motorways
- Bright and spacious accommodation with no upper chain - Ready to move in
- Reception Hall, Large through lounge and dining room
- Kitchen with modern units
- Three bedrooms
- House bathroom and separate WC
- Good size gardens and ample parking
- EPC Grade to follow
- Council Tax Band
- **BOOK A VIEWING TODAY**

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

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

Reception Hall

14'11" x 6'0" (4.57 x 1.84)

A lovely, welcoming hallway with panelled and glazed composite external door with adjoining windows, central heating radiator, under stairs store off with window and stairs leading to the first floor. Further external door to the side of the property

Lounge

13'0" x 11'5" into bay (3.97 x 3.50 into bay)

A bright and spacious front facing reception room with walk in bay with central heating radiator. Open archway to the

Dining Room

12'6" x 11'1" (3.82 x 3.40)

Having a rear facing window with views over the garden, central heating radiator and with timber fire surround with marble backing and hearth to the fitted gas fire.

Kitchen

8'6" x 5'11" (2.61 x 1.81)

Having modern units including base cupboards with roll edge work surfaces over, inset single drainer sink with mixer taps, free standing 4 ring cooker, wall cupboards and fitted shelving. Plumbing for an automatic washing machine, rear facing window, and with tiled surrounds.

First Floor - Landing

Access point to the loft and window to the side.

Bedroom 1

11'2" x 10'11" (3.41 x 3.35)

Having ample natural light with its wide, front facing window, central heating radiator.

Bedroom 2

12'5" x 10'11" (3.81 x 3.35)

Again, a bright, spacious double bedroom with rear facing window and central heating radiator.

Bedroom 3

6'6" x 6'3" plus door recess (1.99 x 1.93 plus door recess)

Good size front facing single bedroom with central heating radiator.

Bathroom

6'2" x 5'8" (1.88 x 1.73)

Recently refitted with a white suite of panelled bath with plumbed in shower over and pedestal wash hand basin. Tiled surround, central heating radiator, rear facing, opaque window and central heating radiator.

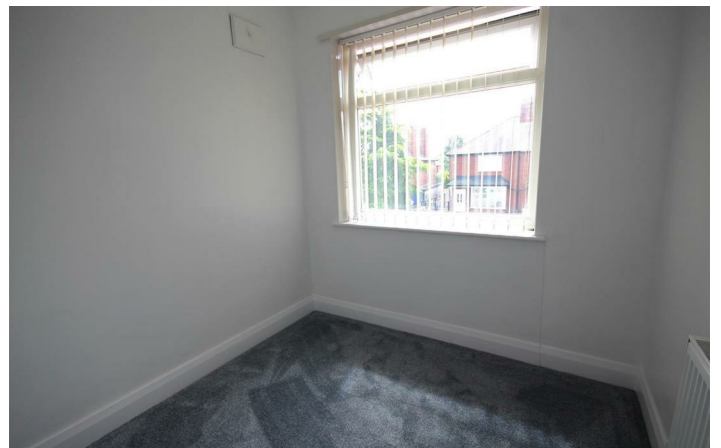
Separate WC

3'6" x 2'1" (1.08 x 0.64)

With low level flush WC and side facing window.

External

To the front is a recently laid area of block paving for parking. The block paving continues to the side of the property and widens in the rear garden forming a good size patio area. Large area of recently laid lawn and with flower bed at the foot of the garden.

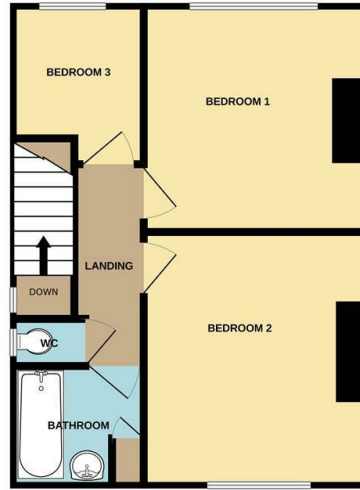


Floor Plan

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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	

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