

## Greenacres Drive, Castleford



**Asking Price £145,000**



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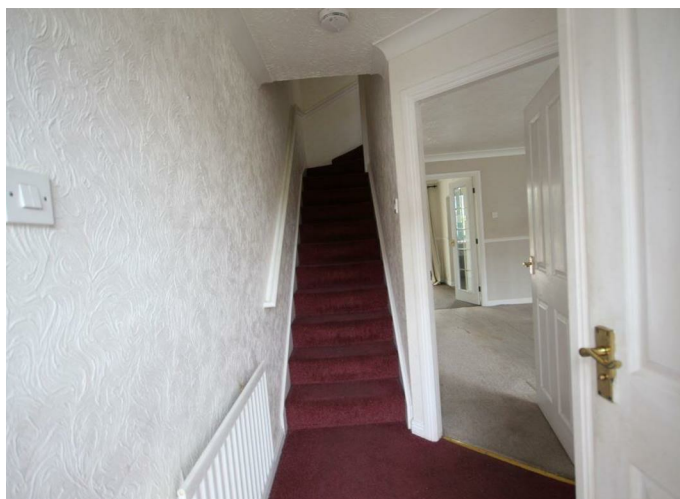


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Presented to the market is this charming property which offers the perfect canvas for creating your dream family home. This property provides ample space for comfortable living, and also presents a wonderful opportunity to add your personal touch. While all aspects of the property may require some updating and improvements, the attractive price reflects this, allowing you the freedom to tailor the space to your liking. The property is ideally located, tucked away in a peaceful estate while still being conveniently close to the town centre and within walking distance of local schools and shops.



- Requires Some Improvements
- Entrance Hall with Storage Cupboard
- Two Reception Rooms and a Fitted Kitchen
- Bright Conservatory
- Master Bedroom with En suite
- Two Further Bedrooms and a Family Bathroom
- Gardens to the Front and Rear
- Single Garage and a Drive giving parking space.
- Council Tax Band C
- EPC Grade D

Call **01777 285 111** to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

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

### Entrance Hall

4'7" (max) x 7'5" (1.42 (max) x 2.28)

A glazed and panelled door leads in to the entrance hall, giving access to a storage cupboard with window and central heating radiator and a stair case to the first floor.

### Lounge

11'5" x 14'8" (3.50 x 4.49)

Spacious lounge with a window to the front elevation, a gas central heating radiator and a fireplace with an Adam style surround, marble back and hearth and fitted gas fire. The lounge has a coved ceiling, a dado rail and a twin timber and glazed door to the dining room.

### Dining Room

7'9" x 8'1" (2.38 x 2.48)

The dining room boasts a coved ceiling, a gas central heating radiator and a dado rail. There are sliding patio doors to the conservatory and an arch way to the kitchen.

### Kitchen

5'8" x 7'10" (1.75 x 2.41)

Fitted kitchen with units, cupboards, drawers, a tiled surround, and a single sink drainer with 1.5 bowl. There is plumbing for a washing machine, a built in oven, a 4 ring gas hob and a window to the rear.

### Conservatory

6'10" x 7'4" (2.10 x 2.24)

Off the dining room is the conservatory with laminate floor and sliding doors leading to garden.

### Landing

With an airing cupboard, a coved ceiling and access to the loft.

### Master Bedroom

8'11" x 9'1" (2.74 x 2.77)

With a window to the front elevation, a built in cupboard, a coved ceiling and a gas central heating radiator.

### En suite Shower Room

4'9" x 4'11" (1.45 x 1.50)

Featuring a low flush WC, a pedestal hand wash basin and a shower cubicle with a tiled surround. There is a radiator, extractor fan and window to the front.

### Bedroom 2

7'8" x 7'10" (2.36 x 2.40)

With a window to the rear, a coved ceiling and a gas central heating radiator.

### Bedroom 3

6'2" x 7'11" (1.90 x 2.42)

A good size single bedroom located at the rear of the property with central heating radiator.

### Family Bathroom

5'2" x 5'11" (1.59 x 1.82)

With a low flush wc, a hand wash basin and panelled bath with a shower over and a tiled surround. There is a radiator, an extractor fan and a uPVC frosted window to side.

### Single Garage

8'6" x 17'0" (2.6 x 5.2)

Single garage attached to the right hand side of the property with its own power and light. It has an up and over main door and a personnel door to enter into the house.

### External

To the front there is a lawn and one parking space in front of the garage. To the rear there is a patio and garden area.



Floor Plan



GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

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