

Old Mill Way, Castleford



£175,000



2



2



1



84

Welcome to Old Mill Way, Castleford - a charming townhouse that is sure to capture your heart! This delightful property boasts a modern interior throughout, offering a perfect blend of style and comfort. With spacious living areas throughout, ample storage space and a well presented rear garden, this townhouse is perfect for first-time buyers looking to step onto the property ladder or for small families seeking a comfortable home in a great location. Don't miss out on the opportunity to make this charming property your own - book a viewing today and start envisioning your future at Old Mill Way.



- Entrance Hall with Cloakroom
- Open Plan Lounge/Kitchen
- Under Stairs Utility/Storage
- Two Double Bedrooms
- Modern Family Bathroom
- Good Sized Enclosed Rear Garden
- Bin Storage to Front of Property
- Council Tax Band A
- EPC Grade B

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

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

Entrance Hall

3'0" x 8'10" (0.93 x 2.71)

Welcoming Entrance Hallway with Laminate flooring and access off to the Cloakroom.

Cloakroom

2'8" x 5'4" (0.83 x 1.63)

Cloakroom features tiled flooring , a low flush WC with a pedestal hand wash basin and a radiator.

Lounge

12'10" x 24'6" (3.92 x 7.49)

Spacious Open plan Lounge/Kitchen with laminate flooring , 2 radiators and a window to the front elevation. There is a staircase to first floor and French doors to the rear garden . The lounge also includes a Utility Cupboard with plumbing for a washing machine and storage space.

Kitchen

5'5" x 9'2" (1.66 x 2.81)

Fully fitted tiled floor modern kitchen area with a stainless steel single sink drainer , and mixer tap . This kitchen also includes an integrated dishwasher , integrated fridge & freezer and a built in oven with a 4 ring gas hob . There is a concealed gas Boiler, a radiator and a window to the front of the property.

Landing

From the landing there is a radiator and access to loft, which has been boarded for additional storage

Bedroom 1

7'10" x 12'7" (2.41 x 3.84)

Bedroom features Panelling to some walls , a radiator and a window that looks out to the front of the property

Bedroom 2

8'3" x 12'7" (2.54 x 3.84)

The second bedroom has a radiator, a Built in cupboard and a window overlooking the rear garden.

Family Bathroom

5'3" x 6'11" (1.61 x 2.13)

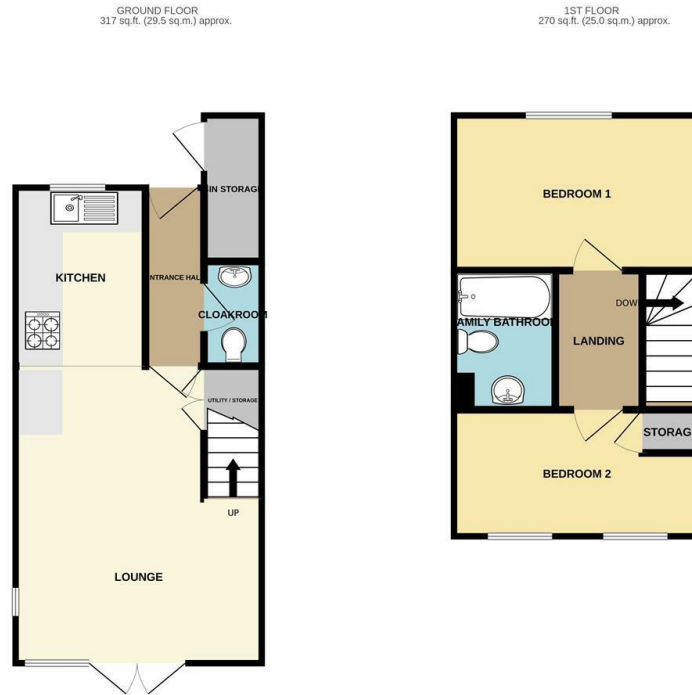
Modern tile floored Family Bathroom with a Low flush WC, wash hand basin and a tiled surround panelled bath with a shower over and a glazed screen . This Bathroom also features integral lights and a heated towel rail.

External

To the front of the property there is parking space and access off to a bin store. The rear garden has a paved patio adjoining the French windows, lawn and further raised deck at the foot of the garden. A great entertaining space.



Floor Plan



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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		98
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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