



# CROWN

## ESTATE AGENTS

### Keswick Drive, Castleford



**£130,000**



3



1



1



68

Situated in the charming town of Castleford, this semi-detached house on Keswick Drive presents an excellent opportunity for those seeking a spacious family home. Boasting three well-proportioned bedrooms, this property offers ample accommodation for families or those looking to invest in a comfortable living space.

The house features a generous reception room, providing a welcoming area for relaxation and social gatherings. With a blank canvas throughout, it is ripe for renovation, allowing you to personalise the interiors to suit your taste and lifestyle. Whether you envision a modern aesthetic or a more traditional feel, the possibilities are endless.

Conveniently located, this property is close to local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, the proximity to motorway networks makes commuting and travel exceptionally easy, enhancing the appeal for busy families or professionals.

This home is not just a property; it is a canvas awaiting your creative touch. With its spacious layout and prime location, it is an ideal choice for those looking to establish their roots in a vibrant community. Do not miss the chance to transform this house into your dream home.



- Entrance Lobby
- One Reception Room
- Kitchen
- Utility Area
- Three First Floor Bedrooms
- Family Bathroom
- Gardens to the Front and Rear
- Off Street Parking
- Double Glazed Throughout
- Gas Central Heated

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

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

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### Entrance Lobby

With a UPVC glazed door, telephone point, radiator and staircase to the first floor.

### Lounge

With one bay window and one picture window, gas fire in hearth, dining area, coved ceiling and a radiator.

### Kitchen with Pantry

Modern fitted kitchen with integral electric cooker and extractor hood, single sink drainer with mixer tap, coved ceiling, tiled floor and a window.

### Utility Area

With fitted units and a radiator.

### Bedroom One

Front facing window, radiator and built in cupboard.

### Bedroom Two

Rear facing window, airing cupboard with combi boiler and a radiator.

### Bedroom Three

Front facing window and a radiator.

### Family Bathroom

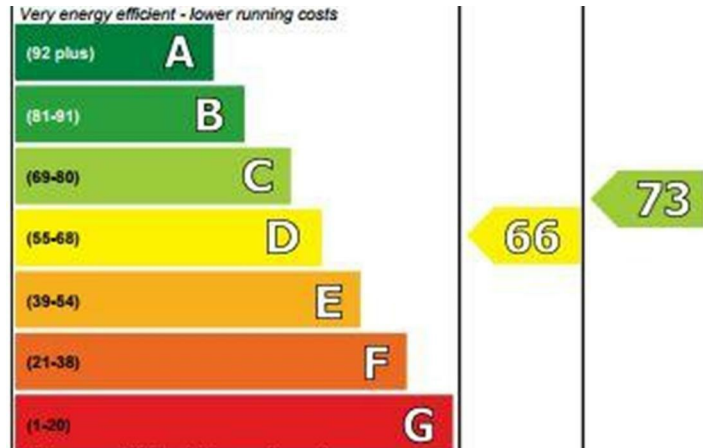
Paneled bath with electric shower over, WC, wash hand basin, fully tiled surround, laminate flooring and a frosted glass window.

### Outside

Walled rear garden with a lawn and a patio. Gated front garden with a drive for one car.

### epc





## Floor Plan



## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                     |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
|                                             | 68      | 82                                                                                                            |
| <b>England &amp; Wales</b>                  |         | 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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