



CROWN

ESTATE AGENTS

Nidd Drive, Castleford



£130,000



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Nestled on the desirable Nidd Drive in Castleford, this charming semi-detached house is now available on the market, offering a delightful blend of comfort and practicality. As you approach the property, you are greeted by a well-maintained front garden that enhances its curb appeal.

Upon entering, you will find a bright and airy living space, perfect for relaxation and entertaining, featuring patio doors that open to the front, allowing natural light to flood the room. The large dining kitchen is a standout feature, equipped with a range of units and ample workspace, making it an ideal setting for family meals and gatherings.

The entrance hallway provides a warm welcome, complemented by a useful cloak room that adds to the convenience of the home. This property boasts two generously sized bedrooms, providing plenty of space for rest and relaxation. Additionally, a third bedroom offers versatility, making it suitable for use as a study or home office.

The house bathroom is well-appointed, serving the needs of the household with ease. Outside, the external rear garden features raised beds, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This semi-detached home is perfect for families or professionals seeking a comfortable living environment in a friendly neighbourhood. With its appealing features and practical layout, this property is not to be missed. Arrange a viewing today to experience all that this lovely home has to offer.



- Fantastic first time buyer opportunity
- Good size accommodation, well presented throughout
- Well placed for local shops and schools.
- Entrance Hall, cloakroom
- Lounge with patio doors
- Dining Kitchen with modern units and fitted oven and hob.
- Three good size bedrooms, House bathroom with white suite and shower
- Freehold
- Council Tax Band A
- EPC Grade C

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

9'1" x 3'1" (2.78 x 0.95)

A very useful entrance area with storage recess and cupboards, UPVC and glazed external door and side facing window, coved ceiling, laminate flooring, part panelled walls and central heating radiator.

Cloakroom

5'10" x 3'1" (1.78 x 0.96)

Useful additional facility with low level flush suite and side facing window, wall mounted gas fired central heating boiler, part panelled walls and central heating radiator.

Living Room

13'0" x 11'11" (3.98 x 3.64)

Wonderfully bright living space with an Adam style marble heath and fireplace, with a living flame gas fire. Sliding patio doors to the front of the property.

Dining kitchen

13'6" x 8'11" (4.13 x 2.74)

Well presented and fitted with a good range of fitted units giving ample storage and including base cupboards and drawers with laminate working surfaces over, inset single drainer, 1.5 bowl composite sink with mixer tap, fitted 4 ring gas hob, under oven and plumbing for an automatic washing machine. Wall cupboards, central heating radiator, tiled splash backs and rear facing window.

First Floor Landing

With window to the side and access to the loft.

Bedroom 1

13'0" x 10'7" plus door recess (3.97 x 3.24 plus door recess)

Great size main bedroom with front facing window, central heating radiator, built in cupboard and coved ceiling.

Bedroom 2

10'10" x 10'2" plus door recess (3.32 x 3.11 plus door recess)

Another generous size double bedroom with rear facing window, storage cupboard off and central heating radiator together with a coved ceiling.

Bedroom 3.

9'11" x 6'5" (3.03 x 1.96)

The smallest of the bedrooms but still of good size, currently used as an office but giving plenty of room for a bed and other furniture, central heating radiator, front facing window and coved ceiling.

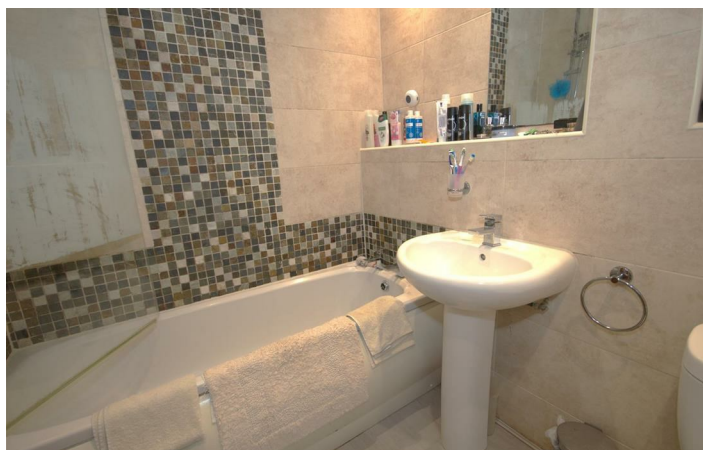
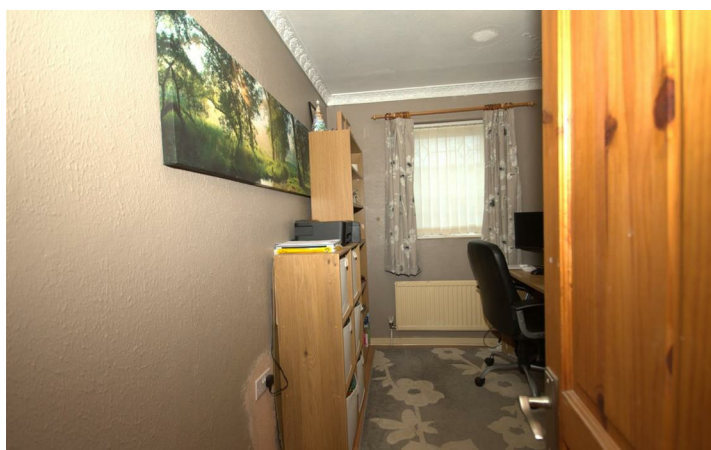
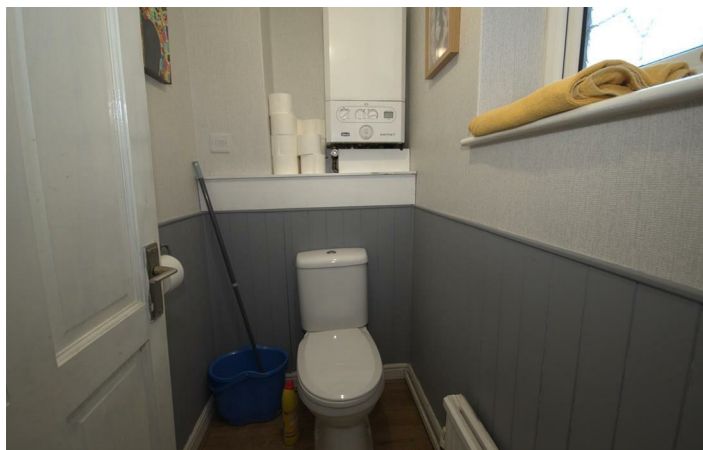
House Bathroom

6'7" x 5'0" (2.01 x 1.53)

With modern white suite of panelled bath with plumbed in shower and glazed screen over, pedestal wash hand basin and low level flush WC. Tiled walls and laminate floor, side facing window and chrome heated towel warmer.

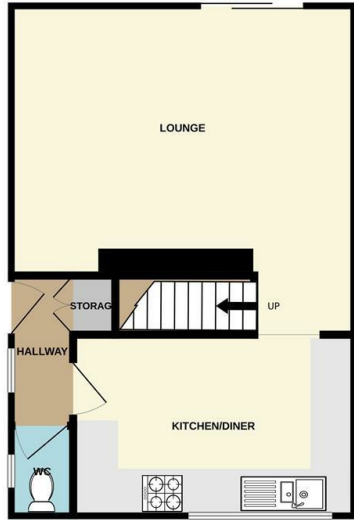
External

To the front is an area of lawn with mature shrubs giving screening for privacy and with shared footway to the front and leading down the side of the property. The rear garden is well enclosed and has lawn, assitting area and timber garden store. Parking is available to the rear with blocked paved bays.

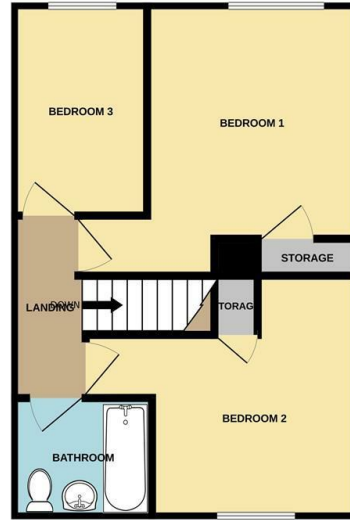


Floor Plan

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.




TOTAL FLOOR AREA: 802 sq.ft. (74.5 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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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