



# CROWN

## ESTATE AGENTS

### Ashton Street, Castleford



**Offers In The Region Of £105,000**



2



1



1



52

We are pleased to offer this property on Ashton Street in the charming town of Castleford, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious open living room, which is enhanced by a striking feature stone fireplace, creating a warm and inviting atmosphere perfect for relaxation and entertaining. The large walk-in window allows natural light to flood the space, making it feel even more expansive.

This home comprises two well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is equipped with an overhead shower, ensuring convenience for daily routines.

With its lovely family-friendly layout and appealing features, this property is not just a house but a place to create lasting memories. The location in Castleford offers a blend of community spirit and accessibility, making it an ideal choice for those seeking a comfortable and welcoming home. Don't miss the chance to view this charming property; it could be the perfect fit for you and your family.



- Large open living room with walk in window
- Feature Stone Fireplace
- 2 Bedrooms
- Fitted Kitchen
- Useful Utility area
- Family Bathroom with overhead Shower
- Street Parking
- Gas Central Heating
- Council Tax band A
- EPC rating E

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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**

### Lounge

19'3" x 16'5" (5.87 x 5.01)

A lovely bright room with a walk in window to the front of the property and staircase to the first floor. A painted stone fireplace with electric fire add warmth and character to the room. Provided with two radiators.

### Kitchen

17'1" x 7'3" (5.22 x 2.21)

This fully equipped kitchen has a single white belfast sink and four ring gas hob with a pullout extractor hood over. Containing a range of floor units with drawers and cupboards and wall cupboards. With a concealed cupboard for housing the plumbing for a washing machine. With a built in oven and window facing out to the front of the property. This room has a single radiator and a tiled floor.

### Landing

Providing access to the two bedrooms and family bathroom.

### Bedroom 1

11'5" x 13'3" (3.49 x 4.05)

Bedroom one has a very useful wall of fitted wardrobes and a window to the front of the property. With a feature picture rail. This room has a single radiator.

### Bedroom 2

10'0" x 8'3" (3.07 x 2.52)

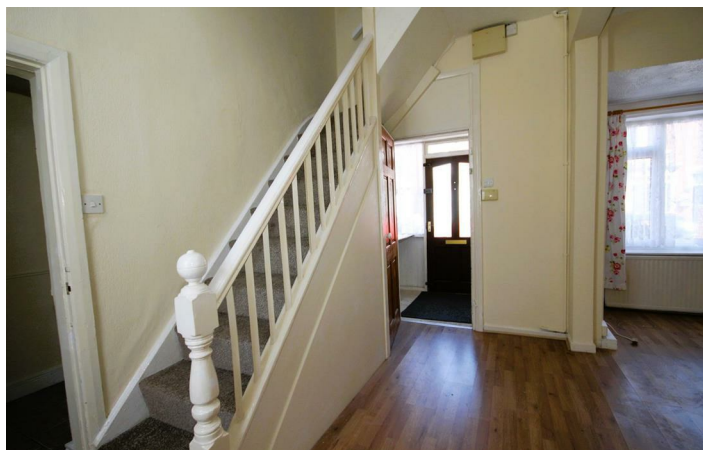
With a built in cupboard housing the gas boiler and a window to the side of the property. This room has a single radiator.

### Family Bathroom

5'4" x 6'9" (1.65 x 2.07)

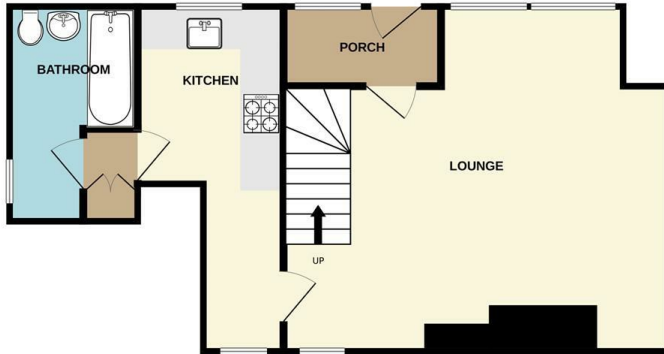
The bright family bathroom has a white suite of low flush toilet, wash hand basin, a panelled bath with a shower over and tiled surround. With a single radiator and UPVC frosted window facing the front of the property. The bathroom has a single radiator.



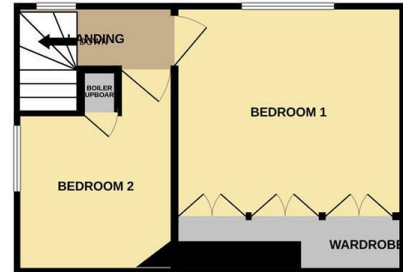


## Floor Plan

GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.

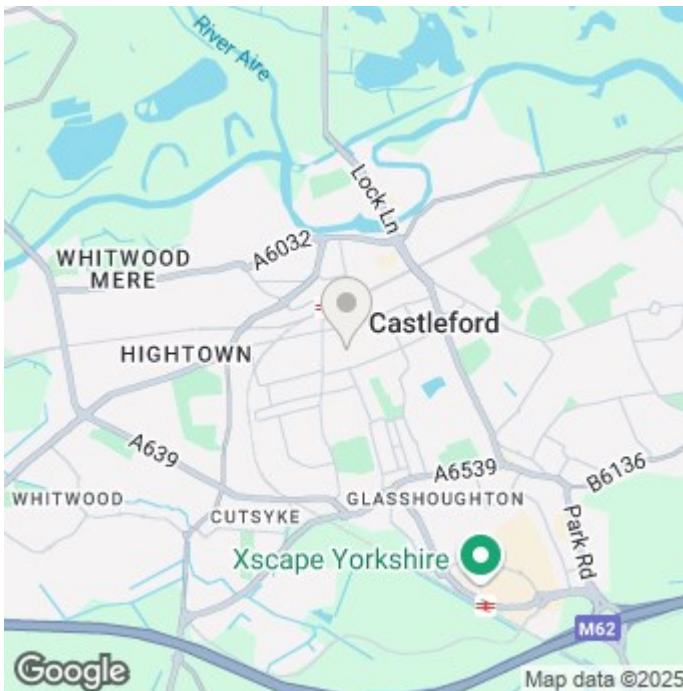


1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.




TOTAL FLOOR AREA: 720 sq.ft. (66.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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