

## Healdwood Road, Castleford



**£140,000**



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This modern property presents an excellent opportunity for first-time buyers, families seeking a starter home, or those looking to downsize. A standout feature of this home is its convenient access to major motorways, ideal for those who may work in nearby cities or enjoy weekend getaways. With its contemporary design and practical layout, this property is not only a delightful place to live but also a sound investment for the future. Whether you are starting your journey as a homeowner or looking to simplify your living situation, this home on Healdwood Road is sure to meet your needs. Do not miss the chance to make this lovely property your own.



- Ideal for first time buyers
- Off Street Parking
- Small Entrance Hall
- Lounge with space for a Dining Area
- Fully fitted Kitchen with integrated oven and microwave
- Two good sized double bedrooms, both with built in cupboards
- Family bathroom with a white suite and electric shower
- Large outdoor space
- EPC Grade to follow
- Council Tax band A

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

### Entrance Hall

A small Entrance Hall with a composite front door and stairs to the first floor.

### Lounge/Diner

20'0"\*9'8" (6.10\*2.96)

Spacious Lounge/Diner area with laminate flooring and a window to the front and the rear of the property.

### Kitchen

18'8"\*7'11" (5.70\*2.42)

A good sized modern Kitchen with white fitted units with black work surfaces. The Kitchen also contains a good range of appliances, coming with a fully fitted electric hob, oven and microwave. This Kitchen attracts a lot of natural light from the large window to the side of the property and the French patio doors to the rear garden.

### Landing

Small landing area on the first floor with loft access.

### Bedroom One

13'11"\*8'9" (4.25\*2.67)

A large front facing double sized bedroom with a built in cupboard.

### Bedroom Two

10'8"\*10'0" (3.27\*3.05)

A rear facing double sized bedroom with a built in cupboard, containing the boiler.

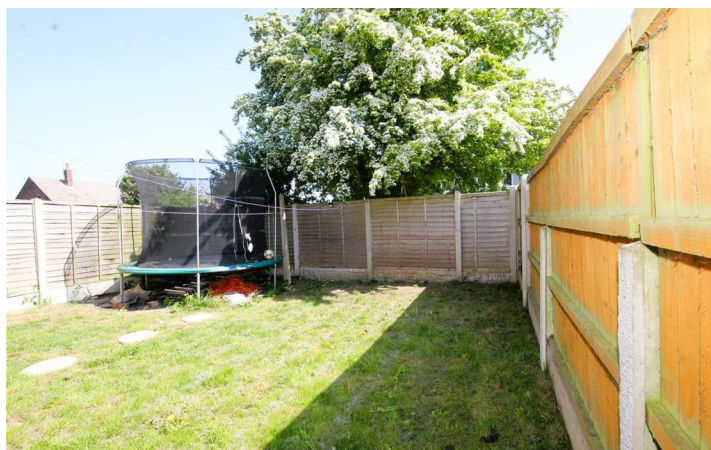
### Family Bathroom

6'0"\*4'9" (1.84\*1.47)

With a modern white suite consisting of a panelled bath, with a fitted electric shower, pedestal wash basin and a WC, part tiled walls with a chrome heated towel rail and a opaque side facing window.

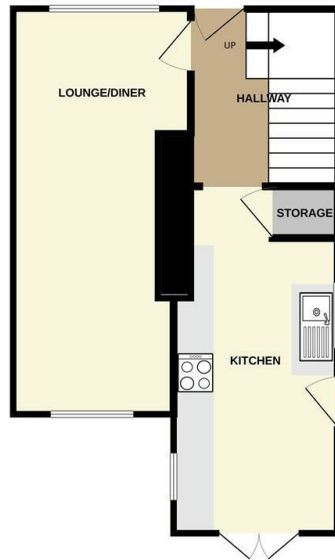
### External

The front of the property consists of a large grass area with a stone driveway, giving parking for one car. The rear of the property is a spacious grass area.



## Floor Plan

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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>                            |                            |                                                                                       |
| (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 |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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