

## Charles Street, Castleford



**£115,000**



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IDEAL FOR INVESTORS.

This house presents an exciting renovation project for those with a vision. Built in 1900, the property boasts a rich history and character, waiting to be revitalised into a modern family home. Situated in a convenient location, this home is close to local amenities and transport links, making it an attractive option for both families and professionals alike. If you are looking for a project that combines historical charm with modern living, this could be the perfect opportunity for you. Embrace the chance to create your dream home in this delightful setting.



- Lounge with gas fireplace
- Spacious Kitchen/Diner
- Basement with extra storage
- One Large double bedroom
- Two single bedrooms
- Loft Access
- Family bathroom with separate bath and shower
- On street parking
- EPC Grade D
- Council tax band A

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

### Lounge

12'5"\*11'8" (3.79\*3.57)

This spacious lounge has regency style fire surround with a fire and radiator, it also contains a window to the front of the property.

### Kitchen/Diner

12'7"\*12'4" (3.86\*3.77)

This Kitchen/Diner consists of , a radiator, fully fitted units as well as an electric oven and four ring hob.

### Basement

12'6"\*8'7" (3.82\*2.62)

Large basement area with storage

### Bedroom One

12'5"\*12'8" (3.80\*3.88)

Spacious double bedroom with fitted wardrobes, a radiator and a wall mounted gas boiler and a window to the rear.

### Bedroom Two

11'9"\*5'2" (3.60\*1.59)

A single bedroom with built in storage. a radiator and access to the loft and a window to the front of the property

### Bedroom Three

8'1"\*5'9" (2.48\*1.76)

A single bedroom with a radiator and a window to the front of the property

### Bathroom

12'3"\*7'6" (3.74\*2.31)

The bathroom contains a four piece which contains a low level flush WC, a wash hand basin, panelled bath and a shower tray and a wall mounted double panelled radiator

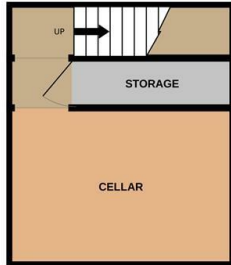
### External

The rear of the property consists of a small paved area.

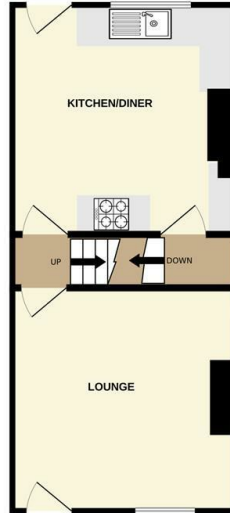


## Floor Plan

BASEMENT  
177 sq.ft. (16.4 sq.m.) approx.



GROUND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.

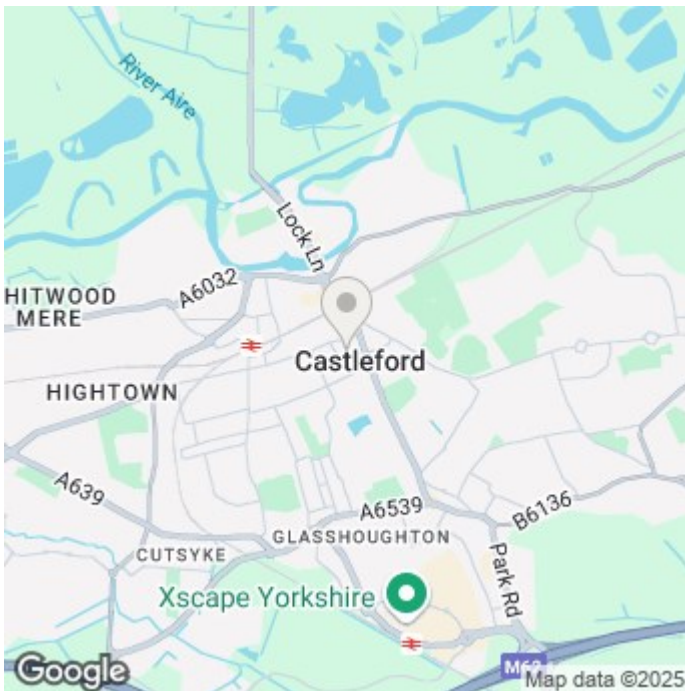


1ST FLOOR  
457 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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>                          |           | <b>84</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>55</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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