

## Temple Street, Castleford



**£110,000**



2



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1



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This house is a blank canvas, allowing you to unleash your creativity and personal style. Whether you envision a modern, minimalist aesthetic or a warm, traditional feel, the potential to transform this space is limitless. Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its appealing location and the opportunity to create your dream home, this end terrace house on Temple Street is not to be missed.



- Great First Time Buy
- Must Be Viewed
- Great Buy To Let
- No Onward Chain
- Great Location
- Blank Canvass
- Value To Be Added
- Rear Garden
- EPC to follow

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

### Kitchen/Dining Room

13'0" x 14'3" (3.97 x 4.36)

Open plan kitchen dining area with over and under units, work top, sink and 1 half drainer, storage cupboard, window to the rear and door to access rear garden.

### Living Room

12'11" x 12'0" (3.94 x 3.68)

Gas fire place, central heating radiator and UPVC window to the front.

### Bedroom One

13'0" x 11'11" (3.97 x 3.65)

A good sized double room with radiator, storage cupboard and UPVC window to the front.

### Bedroom Two

14'0" x 6'5" (4.28 x 1.98)

Double bedroom with radiator and UPVC window to the rear.

### Bathroom

6'3" x 9'8" (1.92 x 2.97)

Bath, WC, wash hand basin and UPVC rear window.

### External

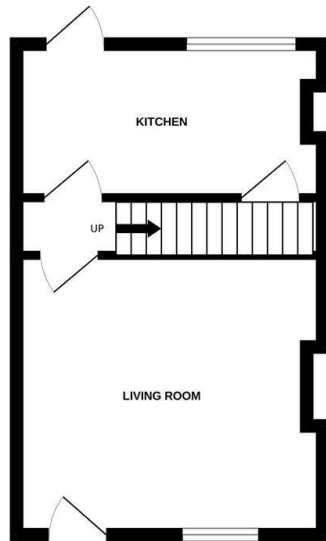
Courtyard rear garden with side access & on street parking to the front.



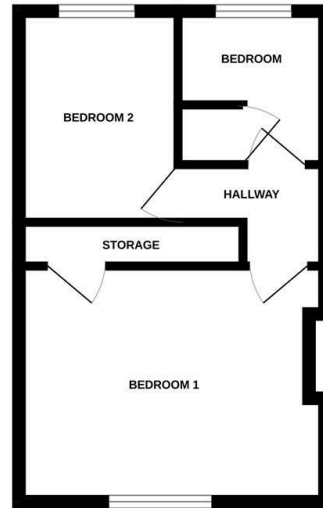


## Floor Plan

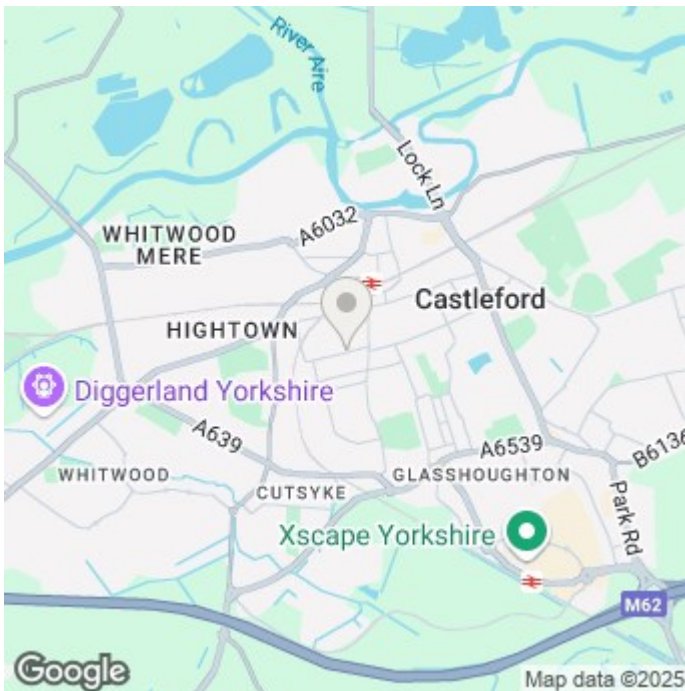
GROUND FLOOR



1ST FLOOR



While 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 |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (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>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**