Grafton Street, Castleford



This property really is an exciting investment opportunity for those looking to make their mark in the property market. The layout offers a practical flow, allowing for easy living and the potential to personalise the space to suit your tastes. This house is not just a home; it is a project waiting to be transformed. With a little imagination and effort, you can unlock its full potential, making it a rewarding venture for both seasoned investors and first-time buyers alike. In summary, this terraced house on Grafton Street is a promising opportunity for those looking to invest in a property with room for improvement. Whether you are seeking a new home or a project to enhance, this property is well worth your consideration.



- CHAIN FREE PROPERTY!
- Spacious Reception Room
- · Good Sized Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heating
- EPC Grade D
- Council Tax Band A

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





Lounge

12'9" x 9'10" (3.90 x 3.01)

A good sized living space with a window overlooking the front of the property, 2 wall lights and a gas central heating radiator.

Kitchen/Diner

12'9" x 9'9" (3.90 x 2.99)

A well fitted kitchen with a range of both wall mounted and under counter cupboards and under stairs storage area. The kitchen is also fitted with plumbing for a washing machine, a window and door to the rear of the property and a gas central heating radiator.

Bedroom One

12'11" x 9'11" (3.94 x 3.03)

A good sized double bedroom with built in cupboards, a central heating radiator and a window overlooking the front of the property.

Bedroom Two

9'10" x 5'11" (3.01 x 1.81)

A good sized single bedroom with a central heating radiator and a window overlooking the rear of the property.

Family Bathroom

Fitted with a three piece suite consisting of a low flush WC, a wash hand basin and panelled bath with shower over. The bathroom is also fitted with a central heating radiator and a frosted window overlooking the rear of the property.

External

To the front the property abuts the footway. To the rear is an enclosed yard.



















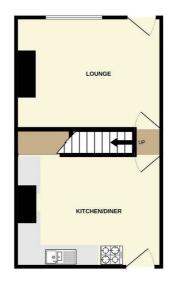


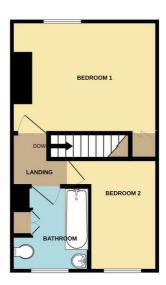


Floor Plan

GROUND FLOOR 269 sq.ft. (25.0 sq.m.) approx.

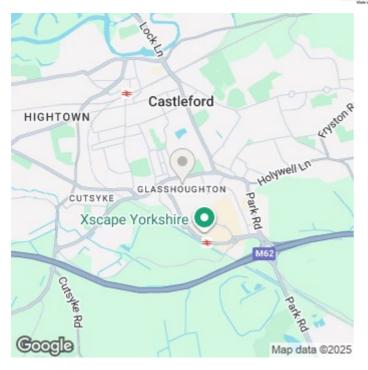


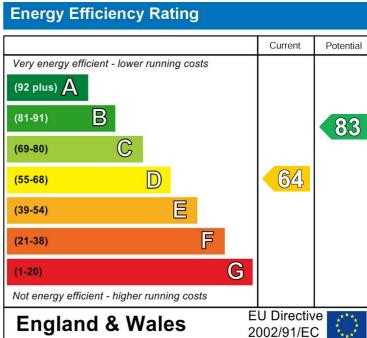




TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempts have been made to ensure the accuracy of the floorpian contained here, measurement of doors, invidous, comms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plain is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicates solven have not been tested and no guarantee.





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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