



# CROWN

## ESTATE AGENTS

### Keswick Drive, Castleford



**Offers Around £125,000**



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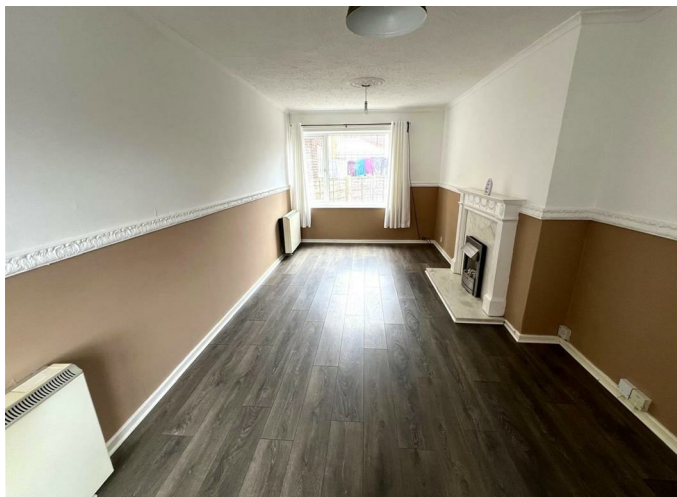
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Located in a popular residential area of Castleford, this well-maintained property on Keswick Drive is offered to the market in good condition throughout and with no onward chain.

The home provides a comfortable and practical living space, ideal for a range of buyers including first-time purchasers, downsizers, or investors. The accommodation is well presented, allowing a buyer to move straight in with minimal work required.

Conveniently positioned close to local amenities, schools, and transport links, the property offers easy access to Castleford town centre and surrounding areas.

An excellent opportunity for those seeking a straightforward purchase in a well-established location.



- No Onward Chain
- Fitted Kitchen with Pantry Storage
- Two Double Bedrooms with Built In Cupboards
- Three Piece Family Bathroom
- Double Glazed & Electric Heating
- Drive to the Front
- Small Garden to the Rear and Outbuilding to the Side
- EPC Grade D
- Council Tax Band A

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**

### Entrance Hall

The front door leading in to the Reception Hall.

### Lounge

A spacious lounge, Diner with feature fireplace with hearth. Two Windows make the room open and bathed in daylight. With two radiators to keep cosy in winter months and laminate flooring to run seamlessly in to the dinging area.

### Kitchen

The kitchen provides the space for all your cooking needs with an integrated hob, oven and extractor. Ample storage in cornflower blue base and wall units.

### Bedroom 1

The main double bedroom with fitted carpets and a windows looking out to the front of the property.

### Bedroom 2

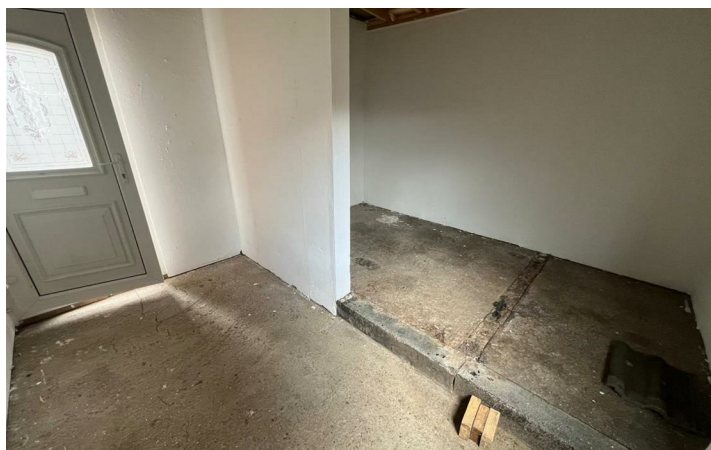
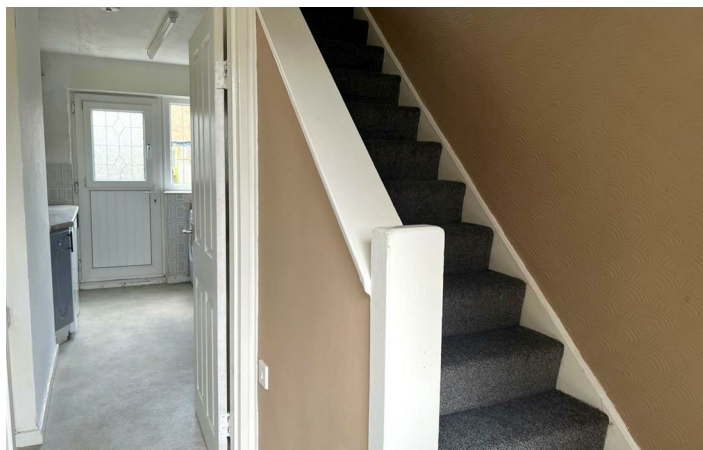
The second double bedroom Double Bedroom with white walls and fitted carpet.

### Family Bathroom

A beautiful white three piece suite with a heated towel rail and bath with shower over. Fully tiled in grey and a vanity unit under the sink.

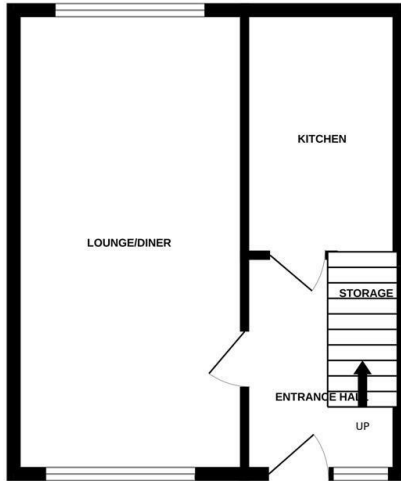
### External

With a drive to the front, a pebbled area to the side, a very useful outbuilding to the side and a small garden to the rear.

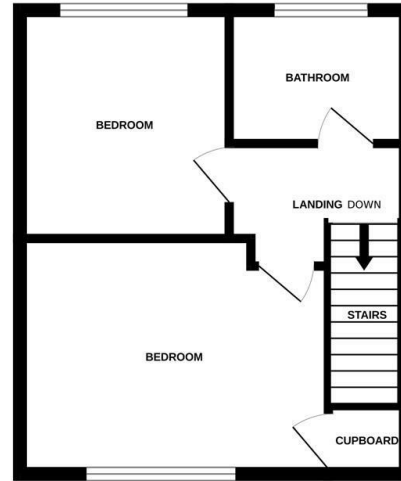


## Floor Plan

GROUND FLOOR




1ST FLOOR



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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.

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