



**Smithson Avenue, Townville, Castleford**

**£265,000**

  
**MARTIN & CO**



Smithson Avenue, Townville,  
Castleford

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£265,000

- DETACHED BUNGALOW
- SPACIOUS PROPERTY
- SOUGHT AFTER AREA
- GAS CENTRAL HEATING
- GARAGE, DRIVEWAY PARKING
- GARDENS TO FRONT AND REAR
- TWO DOUBLE BEDROOMS
- BATHROOM AND FURTHER W.C.
- COUNCIL TAX BAND D
- NO ONWARD CHAIN

In a SOUGHT AFTER LOCATION, this SPACIOUS DETACHED bungalow will appeal to a variety of buyers, including downsizers. Offered with no onward chain, the property has a large living/dining room, kitchen and utility room, and two double bedrooms. Garage and driveway parking. Viewing recommended.





The accommodation comprises:

#### ENTRANCE HALL

Situated at the front of the property, the main entrance has a timber part glazed door, with matching glazed side panels. Door through into the living accommodation.

#### LIVING ROOM/DINING ROOM

A spacious room with areas for living and dining. Windows to three sides including a bay window to the front elevation, give this room a light and airy feel.

The living area has a feature fireplace with gas fire, marble back and hearth. Open to the dining area. Door through into the kitchen.

Further door to the rear hall, separating the bedrooms from the living accommodation.

#### KITCHEN

A spacious kitchen fitted with a good range of base and wall units, incorporating drawers and glazed cabinets. Laminate worktops with inset one and a half bowl stainless steel sink with mixer tap. Integrated appliances included electric hob with extractor fan over, double oven and fridge. Window to the side aspect. Wall tiling.

#### UTILITY ROOM

Accessed from the kitchen and with external side entrance leading to the driveway. Fitted with base units to one wall, and incorporating a inset stainless steel sink with laminate worktops. Plumbing and



space for a washing machine and further appliances. Window to the side elevation. Wall tiling.

**REAR HALL**

Door off the living area, which opens onto a hallway and on to the bedrooms and bathroom.

**WALK IN CUPBOARD**

Housing the gas central heating boiler.

**W.C.**

Cloakroom, with w.c. and pedestal wash hand basin. Obscure glazed window to the side elevation. Fully tiled.

**BATHROOM**

With bath, shower cubicle, basin set over a vanity unit, and w.c. Obscure glazed window to the side elevation. Fully tiled.

**BEDROOM**

Situated at the rear of the property and with window overlooking the garden. Fitted wardrobes to two walls incorporating a dressing table and over bed cupboards.

**BEDROOM.**

A further double bedroom with fitted mirror wardrobes. Window to the rear elevation.

**OUTSIDE**

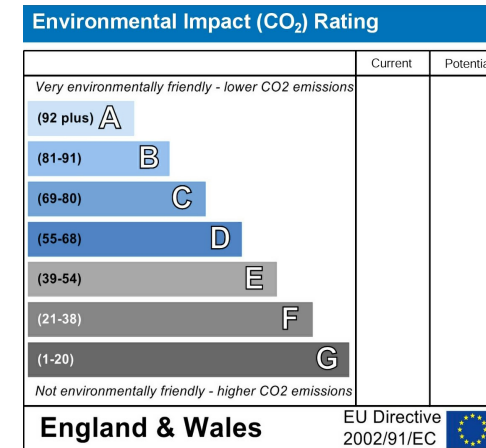
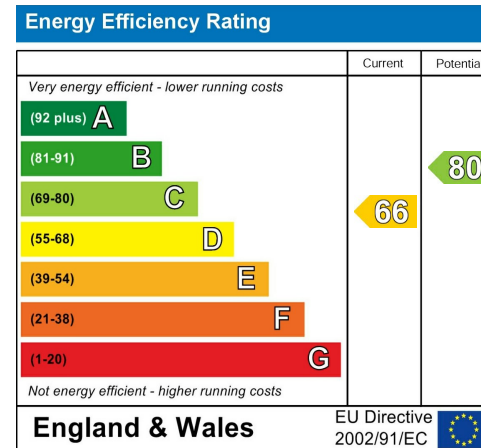
The front garden has a wall along the boundary with Smithson Avenue, with inset wrought iron railings. Front garden with lawn and mature shrubs, and path leading to the front door.

Tarmac driveway which runs along the length of the property to the detached garage, which has power and light. Up and over door. Side window.

The rear garden has a block paved patio and areas of lawn and planting.

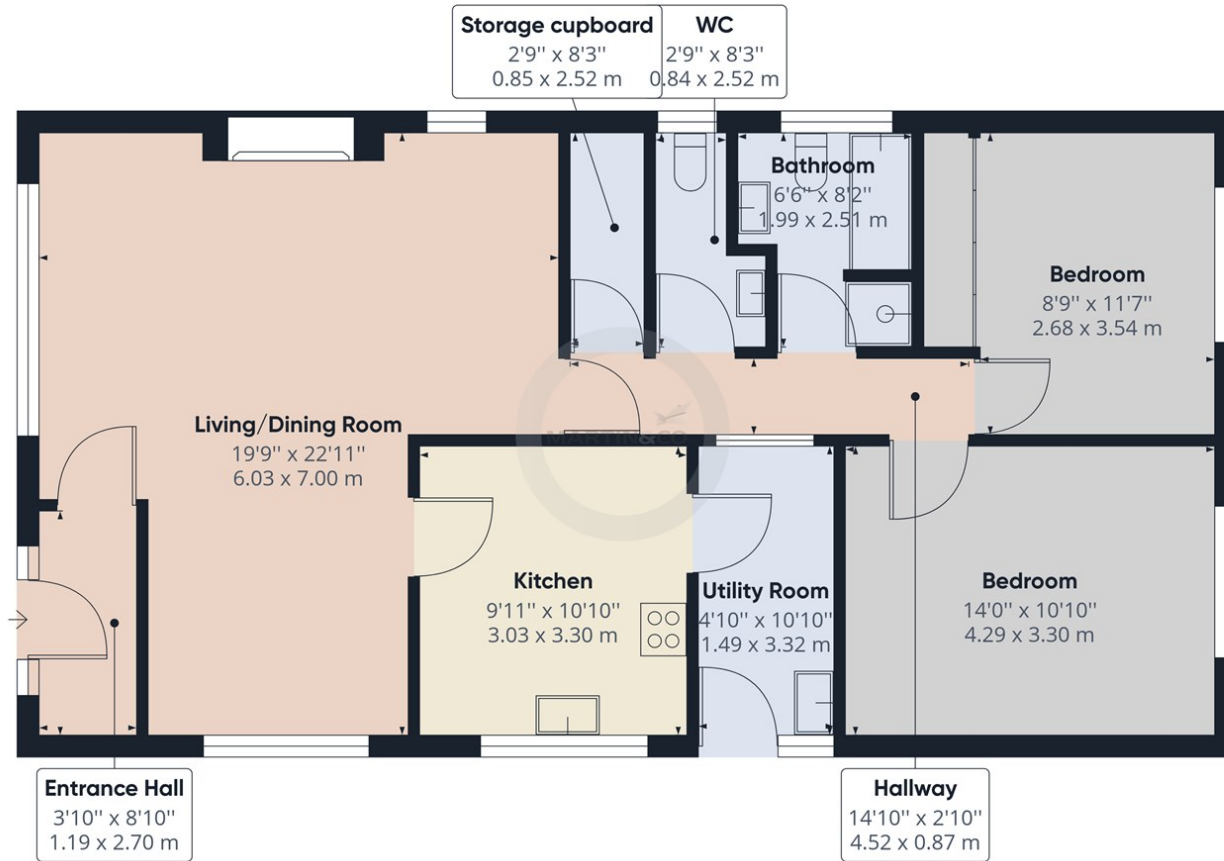
**AGENTS NOTES**

Gas central heating.  
Mains gas, electricity and water/drainage.  
Majority double glazed.  
Council tax band D.









**Approximate total area<sup>(1)</sup>**  
966.73 ft<sup>2</sup>  
89.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

