



 **3**  
Bedrooms

 **1**  
Bathroom



This well-presented terraced house in Castleford offers three bedrooms, a modern bathroom, and a spacious reception room. The property features a low maintenance garden and potential off-street parking. Situated in a good location, it provides easy access to local amenities.

Located on Joffre Avenue in Castleford, this three-bedroom terraced house is a well-presented property featuring a modern bathroom, one reception room, and a low maintenance garden. The property offers potential off-street parking, making it convenient for homeowners with vehicles.

Upon entering the property, you are welcomed into a hallway and then to a spacious reception room that serves as the heart of the home. This room is well-lit with a large window, offering a pleasant view of the front garden. The kitchen is equipped with modern appliances, including an oven, hob, with extractor fan over and features ample storage space with contemporary cabinetry. The modern bathroom is fitted with a bathtub and shower, providing a sleek and functional space.

The first floor comprises three bedrooms, each offering a comfortable space for rest and relaxation. The main bedroom is generously sized, with a large window allowing natural light to fill the room. The second bedroom is also spacious, while the third bedroom is ideal for use as a single room or a study.

The rear garden is designed for low maintenance, featuring a paved area suitable for outdoor dining and relaxation. A wooden shed provides additional storage space for garden tools and equipment. The potential for off-street parking adds to the convenience of this property.

Situated in a good location, the property offers easy access to local amenities, including shops, schools, and public transport links. Castleford is well-connected to surrounding areas, making it an ideal location for commuters.

**Living Room** *4.27m x 3.99m (14' x 13' 1")*

Entering via the hallway this spacious living area includes feature fireplace with mantelpiece surround, wooden flooring and double glazed bay window. Centrally heated radiator.

**Kitchen** *3.53m x 2.49m (11' 7" x 8' 2")*

Fitted kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap and space for washing machine and fridge freezer if required. Two double glazed windows and door to rear garden.

**Bathroom** *2.01m x 2.56m (6' 7" x 8' 5")*

Modern fitted bathroom with white three piece suite comprising of bath with shower over, WC and hand basin with storage under. Double glazed window with privacy glass

**Bedroom 1** *3.99m x 3.45m (13' 1" x 11' 4")*

Double bedroom with double glazed window, storage cupboards and centrally heated radiator.

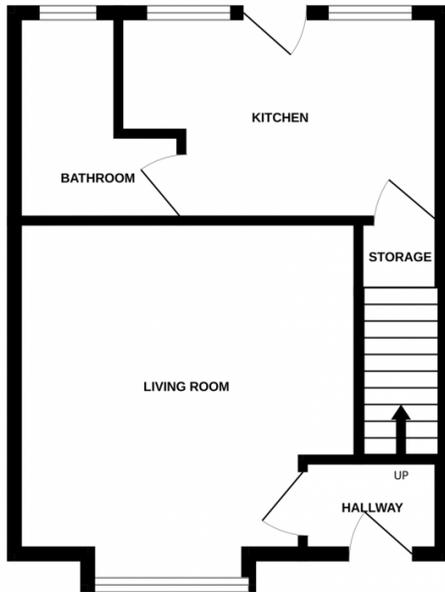
**Bedroom 2** *2.67m x 2.54m (8' 9" x 8' 4")*

Double bedroom with double glazed window and centrally heated radiator

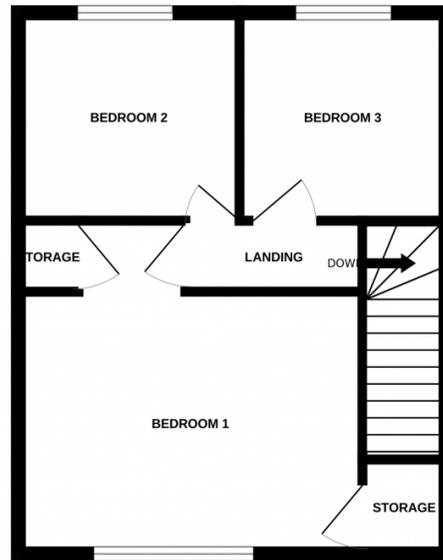
**Bedroom 3** *2.49m x 2.24m (8' 2" x 7' 4")*

Single bedroom with double glazed window and centrally heated radiator.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Joffre Avenue, Castleford



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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