

... Your proactive estate agent



**Grafton Street, Castleford, WF10 4NX**  
**Offers Over £160,000**

**Park Row**

Attention Landlords & Investors – Ideal Turnkey HMO Opportunity in Castleford. Potential to generate an income of £2,000 per month with the current vendor receiving £1,710 per month.

This four-bedroom property, located in the heart of Castleford, is a fully functioning HMO, successfully operated for a number of years. The property currently has four standing tenants in situ - offering immediate income and future growth potential.

Positioned in a prime town centre location, the property provides excellent access to local amenities including shops, schools, the train station, and motorway networks, making it highly attractive to prospective tenants.

With rooms currently achieving £500 per month, this investment has the potential to generate a total income of £2,000 per calendar month when fully occupied. This is a fantastic opportunity for those looking to expand their portfolio or for new investors seeking a ready-to-rent, low-maintenance addition to their business ventures. The front living room has potential to be converted into a further fifth bedrooms with minimal expense.



### **Hallway**

**3.29 x 1.16 (10'10" x 3'10")**

Access to living room and kitchen. Wood effect flooring. Central heated radiator.

### **Living Room**

**3.29 x 2.70 (10'10" x 8'10")**

Built in storage cupboard. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

### **Dining Kitchen**

**3.16 x 4.01 (10'4" x 13'2")**

Range of high and low level kitchen units with complimentary worktops. Tiled splashback. Sink with drainer and chrome mixer tap. Fireplace housing an electric fire. Pantry cupboard. Access to the downstairs WC. Wood effect flooring. Central heated radiator Double glazed UPVC window looking to the rear of the property. Door access to the rear yard.

### **WC**

**1.28 x 1.83 (4'2" x 6')**

Wash hand basin with chrome taps. Toilet with low level flush. Double glazed UPVC window looking to the rear.

### **Landing One**

**1.63 x 4.00 (5'4" x 13'1")**

Access to main shower room and bedroom one & two. Carpeted throughout.

### **Bedroom One**

**3.35 x 4.00 (10'12" x 13'1")**

Current tenant pays £500 per month. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

### **Bedroom Two**

**2.81 x 2.43 (9'3" x 7'12")**

If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.

### **Shower Room**

**2.79 x 1.46 (9'2" x 4'9")**

White suite comprising of mains feed shower with double enclosure. WC with low level flush. Wash hand basin with chrome mixer tap. Central heated chrome towel rail. Tiled walls. Tiled flooring. Double glazed UPVC frosted window looking to the rear.

### **Landing Two**

**1.62 x 0.79 (5'4" x 2'7")**

Access to bedroom three and four. Carpeted throughout.

### **Bedroom Three**

**2.56 x 3.66 (8'5" x 12')**

If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. UPVC double glazed sky light window to the front aspect.

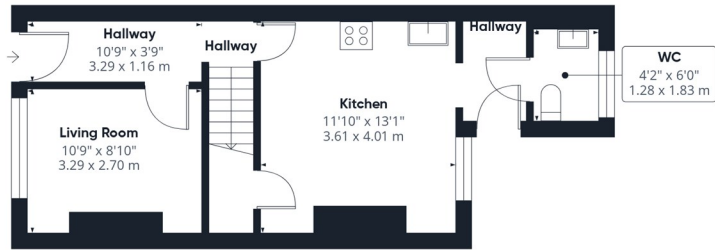
### **Bedroom Four**

**2.98 x 3.49 (9'9" x 11'5")**

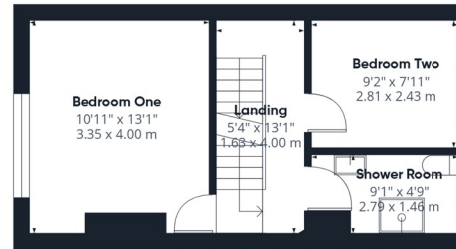
If tenanted, can earn up to £500 a month. Wood effect flooring. Central heated radiator. UPVC double glazed sky light window to the rear aspect.

### **Yard To The Rear**

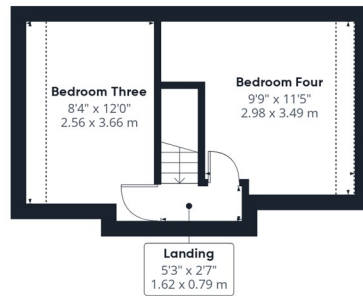
The property features a low-maintenance rear yard enclosed by a combination of brick walls and fencing, offering both privacy and security. The space is fully paved, providing a practical area ideal for outdoor seating, storage, or simple relaxation. There is direct gated access to the rear.



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

898 ft<sup>2</sup>  
83.4 m<sup>2</sup>

**Reduced headroom**

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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