

...Your proactive estate agent



Park Lane, Allerton Bywater, Castleford, WF10 2AJ
Offers Over £170,000

Park Row



Lead In

Situated in the highly desirable village of Allerton Bywater, this beautifully renovated two-bedroom mid-terrace home with a loft room offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The village enjoys an excellent range of local shops, amenities and well-regarded schools, while offering superb commuter links to Castleford, Pontefract, Leeds and beyond via nearby road and rail networks.

The current owners have tastefully modernised the property throughout, with the standout feature being the stunning newly fitted contemporary kitchen, creating a fantastic space for everyday living. The property also benefits from a useful cellar, accessed directly from the kitchen, providing excellent additional storage space and enhancing the practicality of the home.

The accommodation is well presented and ready for immediate occupation, allowing the next owner to simply unpack and enjoy. To the second floor is a versatile loft room, offering excellent additional space with the potential to be converted into a third bedroom, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from an enclosed rear garden and a parking area, adding further practicality to this superb home. Properties of this quality in Allerton Bywater are always in high demand and rarely remain on the market for long. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Living Room

3.66 x 3.82 (12' x 12'6")

Access to the hallway. Wood effect flooring. UPVC double glazed window to the front elevation. Feature fireplace with surround.



Hallway

0.80 x 0.86 (2'7" x 2'10")

Access to the living room, kitchen diner and the stairs leading to the first floor.

Kitchen Diner

3.93 x 3.72 (12'11" x 12'2")

A range of high and low level kitchen units in shaker style with integrated washer/dryer, slimline dishwasher, oven, hob and extractor hood. Space for an American style fridge/freezer. One and half bowl sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation. UPVC access door leading to the garden.



Landing

1.71 x 0.92 (5'7" x 3')

Access to both bedrooms, bathroom and stairs leading to the attic/bedroom three. Carpeted throughout.

Bedroom One

3.68 x 3.85 (12'1" x 12'8")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Two

2.27 x 2.68 (7'5" x 8'10")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bathroom

1.30 x 3.74 (4'3" x 12'3")

White suite comprising of panel bath with chrome taps, mains feed shower and shower screen. Wash hand basin with chrome taps. WC with low level flush. Central heated chrome towel rail. Tiled effect flooring. Full height wall tiling. UPVC double glazed frosted window to the rear aspect.



Attic / Bedroom Three

4.07 x 4.85 (13'4" x 15'11")

Potential to be a third bedroom (Subject to the necessary planning permission). Carpeted throughout. Central heated radiator. Skylight.



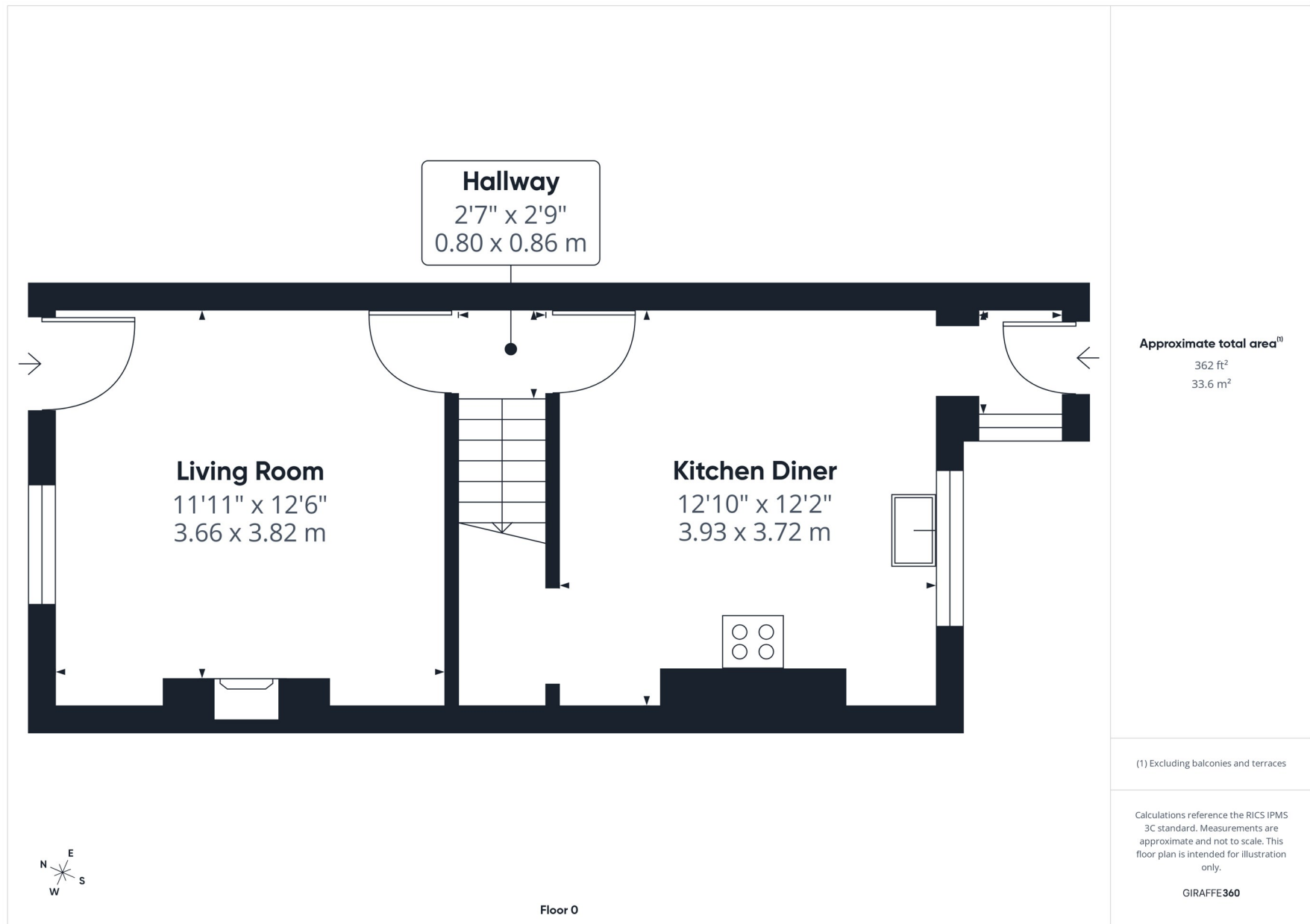
External

Conveniently positioned within an established residential location, the home offers excellent kerb appeal and is ideally suited to first-time buyers, investors or those looking to downsize.

To the rear, the property enjoys a low-maintenance enclosed courtyard garden, predominantly laid with paving to create an ideal space for outdoor seating and entertaining. Enclosed by painted boundary walls, the garden offers a good degree of privacy and provides ample room for garden furniture and potted plants.







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