

## Lumley Street, Castleford



Offers In Excess Of £650,000



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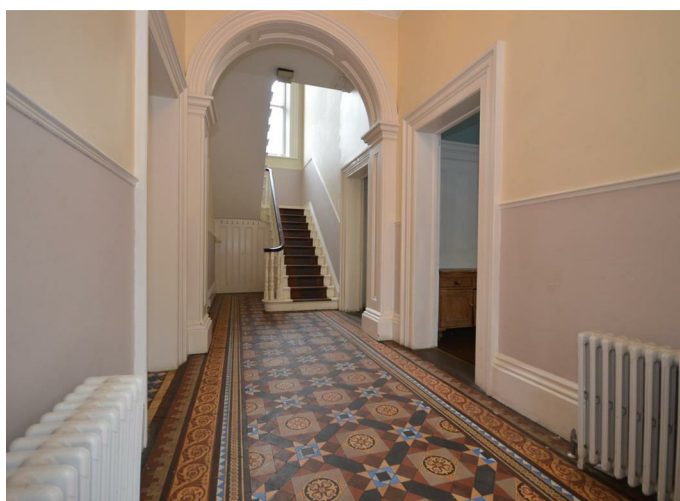


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A fantastic investment opportunity! Four bedroom detached home (previous planning for 4 flats) with THREE tenanted ONE bedroom flats. Sat on just over 1200m2 plot, this opportunity has a great deal of potential for an investor/developer or even a family looking to upsize and acquire investment properties. For full information please get in touch.



- Investment Opportunity
- Large Four bedroom Home
- Three Tenanted One Bedroom Flats
- Past Planning to Convert The Family Home
- 1200m2 Plot
- Off Road Parking
- Scope for Many Options
- Period Property
- Great Location
- Viewing is Essential

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

## Ground Floor

### Entrance Hall

Double doors lead you into a period entrance hall with tiled flooring, central heating radiators and access to all ground floor accommodation.

### Kitchen/Dining Room

A good sized kitchen area with breakfast bar, range master cooker, 1 1/2 sink drainer and a window overlooking the rear garden.

### Living Room

A great sized room with high ceilings, wooden flooring, log burner and feature bay window.

### Sitting Room

A large social space with a stunning fire place, wooden floor, radiator and large bay window overlooking the front garden.

### Second Kitchen/Laundry Room

Previously used as a commercial kitchen, this is now being used as a laundry room

### Downstairs Shower Room

Walk in shower, WC, extractor fan, radiator and wash hand basin.

## First Floor

### Principle Bedroom

A large room with panelled walls, two windows and double doors leading into a large en-suite.

### En-suite

Shower, bidet, wash hand basin, extractor fan, radiator and window to the front of the property.

### Bedroom Two

A good sized double room with window over looking the rear garden.

### Bedroom Three

A good sized double room overlooking the rear garden

### Bedroom Four

A double room with a window overlooking the front garden.

### Family Bathroom

Bath with over head shower, WC and wash hand basin.

### Attic Space

A large open space that could very easily be converted.

### Cellar

The full footprint of the ground floor, again, this may be converted into additionally accommodation.

### External

Just over 1000m<sup>2</sup> plot.

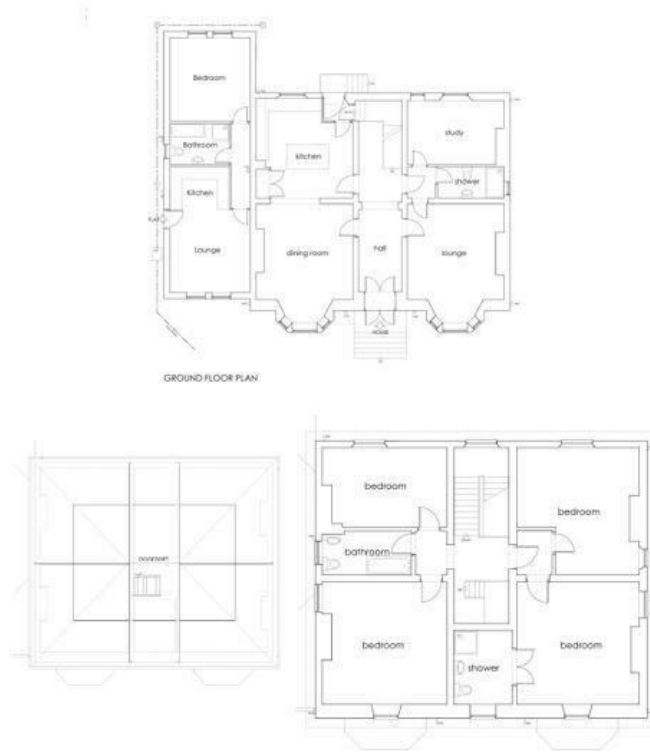
### Tenanted Flats

At the bottom of the garden, the newly build building contains two 1 bedroom flats that are currently tenanted additionally with the side extension to the property there is a tenanted 1 bedroom flat. There was planning in place to convert the family home into four flats but this planning has now expired. Plans can be provided upon request.





Floor Plan



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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