

Churchfield Lane, Castleford



Offers In Excess Of £175,000



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Situated in a convenient residential location, this well-presented three-bedroom mid-terraced home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, growing families and investors alike. The property offers spacious and versatile accommodation throughout, featuring a welcoming lounge, a well-appointed kitchen, three generously sized bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, providing the perfect space for relaxing or entertaining. Churchfield Lane is ideally positioned close to a range of local amenities, reputable schools, supermarkets and excellent transport links, including Castleford town centre, the M62 motorway network and nearby rail connections, making it an excellent choice for commuters. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



- No Onward Chain
- Great Location
- Large Cellar
- Front & Rear Gardens
- Council Tax Band A
- Must Be Viewed
- Income Potential
- Close to Motorway
- Awaiting EPC

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Ground Floor

Entrance Hall

Entrance in through a UPVC door, central heating radiator, access to all ground floor accommodation and stairs to first floor.

Dining Room

10'10" x 12'5" (3.32 x 3.81)

A good sized room located at the front of the property. Window overlooking the front garden with central heating radiator.

Bathroom

3'10" x 7'10" (1.19 x 2.40)

A three piece suite consisting of Bath with shower over, WC, Vanity unit and a towel drying radiator.

Living Room

15'5" x 11'10" (4.70 x 3.61)

A nice sized living room with access to the cellar and kitchen. A gas fire place with mantel around and TV point.

Kitchen

10'3" x 7'10" (3.13 x 2.39)

Built in to the former conservatory, an array of wall and base units, electric hob, integrated oven, sink and half drainer, extractor fan and access to the rear garden.

First Floor

First Floor Landing

Access to all first floor accommodation and access to the loft.

Bedroom One

10'11" x 16'2" (3.34 x 4.95)

A large bedroom with an abundance built in storage, central heating radiator and two windows to the front of the property.

Bedroom Two

12'0" x 11'11" (3.67 x 3.64)

A double bedroom with built in storage, central heating radiator, and a window to the rear of the property.

Bedroom Three

7'7" x 8'9" (2.33 x 2.67)

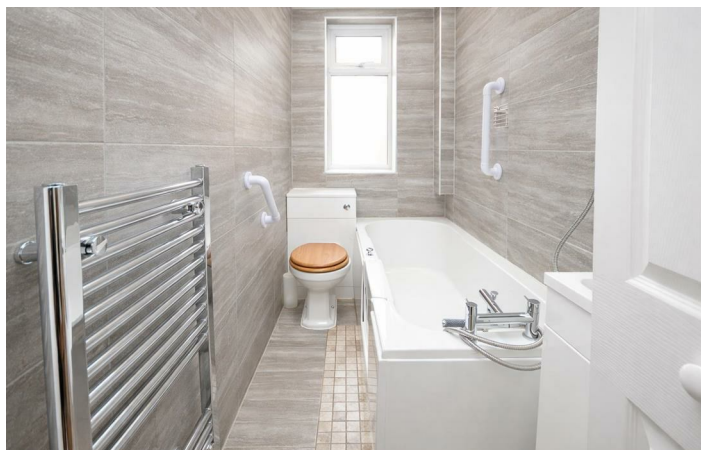
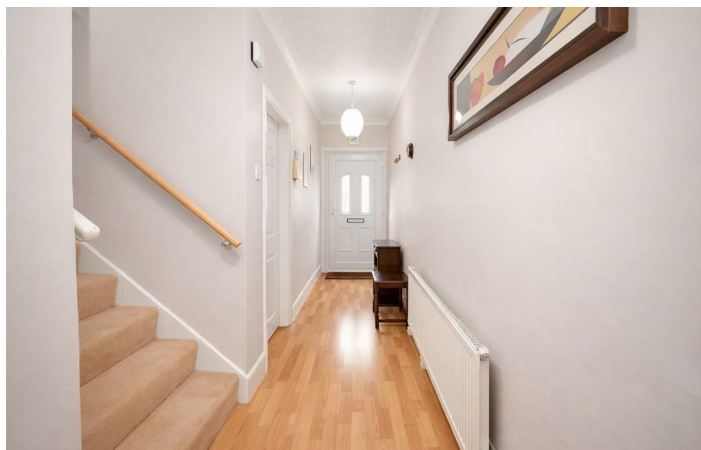
A single bedroom with built in storage, central heating boiler and a window to the rear of the property.

External

Mature front and rear gardens, on street parking.

Cellar

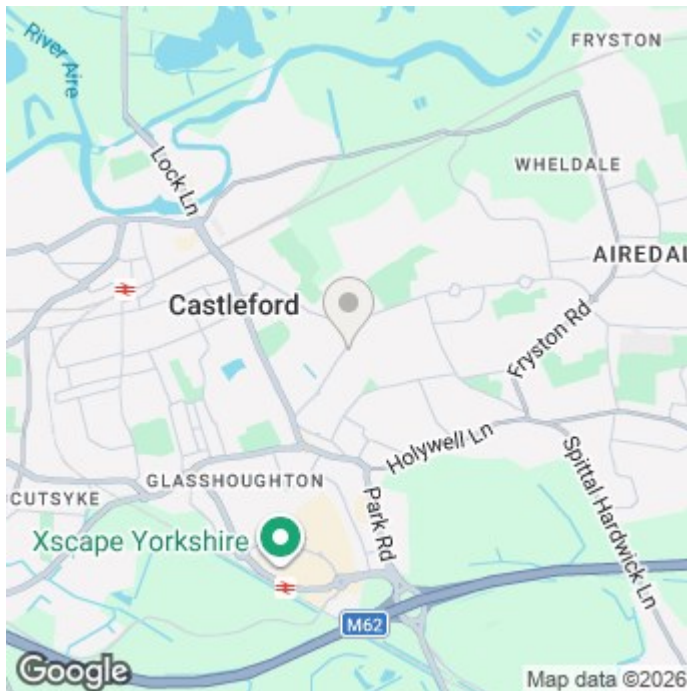
Access in via the living room, power, external window with scope to be converted.



Floor Plan



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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