

...Your proactive estate agent



**Lower Oxford Street, Castleford, WF10 4AF**

**£85,500**



A two-bedroom mid-terrace home situated on a sought-after street within close proximity to Castleford town centre. This property benefits from a front and rear terrace and off-street parking, offering more external space than is typically expected for a terrace property.

Internally, the home offers two reception rooms and well-proportioned accommodation throughout. While the property is in need of some modernisation, it presents masses of potential, making it an excellent opportunity for buyers looking to add value and put their own stamp on a home.

Lower Oxford Street is well known for its larger-style terrace properties, and an internal inspection is highly recommended to fully appreciate the size and layout of the accommodation on offer.

The property is ideal for a range of buyers, including investors, landlords, and first-time buyers, and homes in this area are known to sell quickly.

Castleford itself is well regarded for its busy town centre, along with excellent transport links, including the train station and bus station. The Xscape Yorkshire leisure complex is also close by, and with local schools and commuter links nearby, this home truly ticks all the boxes for convenience and lifestyle.



## Living Room

**3.49 x 3.86 (11'5" x 12'8")**

Feature Fireplace with hearth, surround and living flame effect fire. Access to WC. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

## WC

**1.14 x 1.00 (3'9" x 3'3")**

Wash hand basin with chrome mixer tap. WC with low level flush. Electric shower.

## Hallway

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

Access to living room and dining room. Carpeted throughout.

## Dining Room

**3.88 x 4.11 (12'9" x 13'6")**

Feature fireplace with hearth, surround and living flame effect fire. Access to cellar and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

## Kitchen

**1.81 x 2.53 (5'11" x 8'4")**

Range of high and low level kitchen units with integrated appliances including four ring hob and oven. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. Side door access to the rear. Tiled effect flooring. UPVC double glazed window to the side elevation.

## Hallway

**0.95 x 4.13 (3'1" x 13'7")**

Carpeted throughout. Central heated radiator. Access to both bedrooms and the main bathroom.

## Main Bedroom

**3.50 x 3.89 (11'6" x 12'9")**

Access to built in storage cupboard/wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

## Bedroom Two

**2.86 x 3.10 (9'5" x 10'2")**

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property.

## Bathroom

**1.79 x 2.48 (5'10" x 8'2")**

White suite comprising of panel bath with chrome mixer tap. WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

## Loft Space

**3.91 x 5.54 (12'10" x 18'2")**

Carpeted throughout. Central heated radiator.

## Cellar

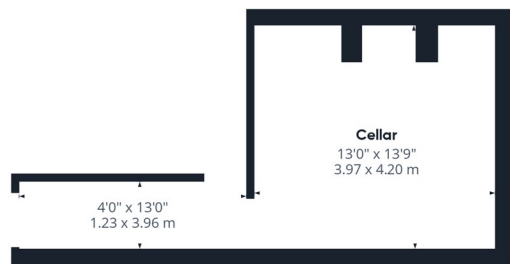
**3.97 x 4.20 (13' x 13'9")**

Large storage space.

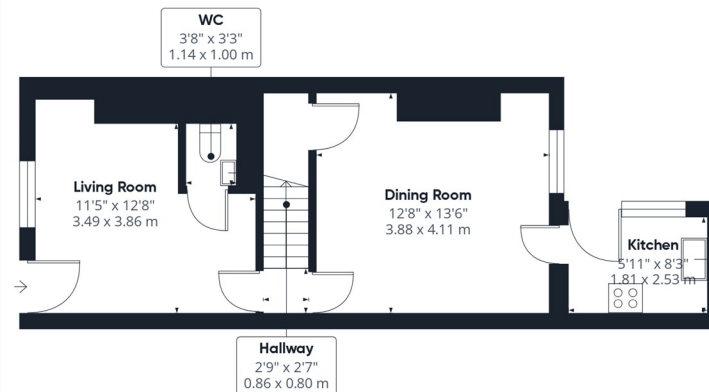
## Outside

To the front of the property is a small enclosed buffer garden. To the rear is a low-maintenance, enclosed yard offering a practical and versatile outdoor space. The yard is predominantly paved, providing an ideal area for outdoor seating, container gardening, or everyday use without the upkeep of a lawn. Secure boundary fencing offers privacy, while gated rear access leads to the service lane, adding convenience for refuse removal and general

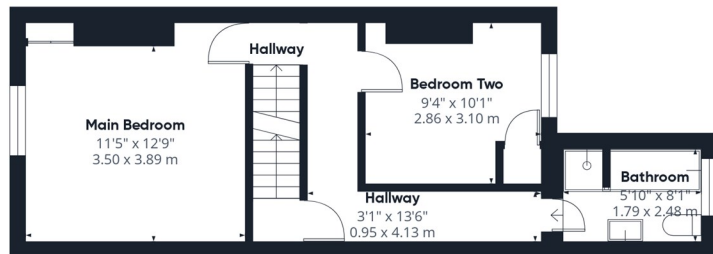
access. With space for planters, storage, or further personalisation, this rear yard is well suited to buyers seeking a functional and manageable outdoor area.



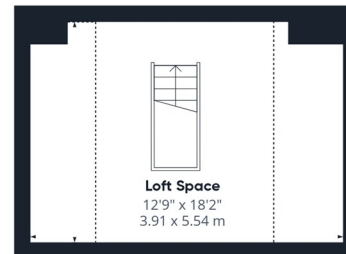
Floor -1



Floor 0



Floor 1



Floor 2

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

1213 ft<sup>2</sup>

112.8 m<sup>2</sup>

**Reduced headroom**

89 ft<sup>2</sup>

8.3 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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